CITY COUNCIL REGULAR MEETING

Fruita Civic Center
Tuesday, August 05, 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. PRESENTATION – A Presentation from the Parks and Recreation Commission

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.

While Council will not respond during this portion of the meeting, ***please know that we are listening*** *- and we appreciate you taking the time to participate in this important process.*

A. MINUTES - A request to approve the minutes of the June 17, 2025 Regular City Council meeting

B. MINUTES - A request to approve the minutes of the June 23, 2025 City Council Workshop meeting

C. MINUTES - A request to approve the minutes of the July 1, 2025 Regular City Council meeting

D. ONE RIVERFRONT APPOINTMENT – A request to approve the appointment of Tom Freimann to the One Riverfront for a partial term to expire on July 31, 2026

E. RESOLUTION 2025-29 A request to authorize the City Manager to sign the first amendment to the Professional Services Agreement for St. Mary's Hospital & Medical Center, Inc. d/b/a Meals on Wheels Mesa County

F. ORDINANCE 2025-16 – Second Reading – Approving An Ordinance of the Fruita City Council to Repeal and Reenact Chapter 2.10 of the Fruita Municipal Code Regarding City Council Meetings.

G. ORDINANCE 2025-17 – Second Reading – Amending Chapter 9.08 of the Fruita Municipal Code concerning alcoholic beverages

H. Land Development Application #2025-02, 924 Boutique Time Home Community Preliminary PUD Plan – APPLICATION WITHDRAWN

6. 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. RESOLUTION 2025-28 – Public Hearing – Amending the 2025 Budget with Supplemental Appropriations of Funds for the Launch Predevelopment Costs, Mountain Water Properties, and the Housing Needs Assessment - *Assistant City Manager Dan Caris*

B. RESOLUTION 2025-30 - Approving the Subordination Agreement between the City of Fruita, and The Huntington National Bank, in support of the 805 Ottley Avenue affordable housing project. - *City Attorney Mary Elizabeth Geiger*

7. ADMINISTRATIVE AGENDA

8. OPEN FRUITA HOUSING AUTHORITY MEETING - CALL TO ORDER AND ROLL CALL

A. RESOLUTION FHA 2025-05 - A Resolution of the Fruita Housing Authority Accepting Assignment of the Purchase and Sale Contract between Charles O. Burenheide and the City of Fruita for the Purchase of Lot 2, IndiBuild Minor Subdivision and Lot 4, Burenheide Estates Filing I, City of Fruita, County of Mesa, State of Colorado, and All Amendments Thereto – *City Attorney Mary Elizabeth Geiger*

B. RESOLUTION FHA 2025-06 – A Resolution of the Fruita Housing Authority Authorizing Acceptance of the Assignment of the Proposition 123 Grant Commitment from the City of Fruita – *City Attorney Mary Elizabeth Gieger*

C. RESOLUTION FHA 2025-04 - A Resolution approving the Subordination Agreement between the Fruita Housing Authority and The Huntington National Bank, in support of the 805 Ottley Avenue Affordable Housing Project – *City Attorney Mary Elizabeth Geiger*

9. ADJOURN FRUITA HOUSING AUTHORITY MEETING AND RECONVENE REGULAR CITY COUNCIL MEETING

10. CITY MANAGER'S REPORT

11. COUNCIL REPORTS AND ACTIONS

A. Changes to Upcoming City Council Workshop Meeting.

B. Council Reports and Actions

C. EXECUTIVE SESSION – To convene in Executive Session pursuant to C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice from the City Attorney regarding Mesa County District Court Case No. 25CV30060

D. EXECUTIVE SESSION – Discussion and possible action to consider a motion to convene in Executive Session regarding personnel issues under C.R.S. Section 24-6-402(4)(f) for the Municipal Court Judge's annual informal review

12. EXECUTIVE SESSIONS - IF REQUESTED

13. 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