CITY COUNCIL REGULAR MEETING

Fruita Civic Center
Tuesday, August 18, 2026 at 7:00 PM

AGENDA

The link to join the meeting electronically will be posted prior to the meeting at fruita.org/councilcalendar. 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

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 July 28, 2026 City Council Workshop meeting

B. MINUTES - A request to approve the minutes of the August 4, 2026 Regular City Council meeting.

C. LIQUOR LICENSE RENEWAL – A request to approve the renewal of a Retail Liquor Store – Malt, Vinous and Spirituous Liquor License, Retail Warehouse Storage Permit and Tastings Permit for Mid Liquors, LLC dba In the Middle Liquors located at 303 US Highway 6 & 50

D. RESOLUTION 2026-25 – Approving a lease for the old Fruita Museum property located at 432 E Aspen Avenue to the Fruita Chamber of Commerce and authorizing the City Manager to execute the lease agreement

E. FINANCIAL REPORTS - A request to approve the June 2026 Financial Reports.

F. ORDINANCE 2026-15 – First Reading – An Introduction of an Ordinance Amending Section 2.10.030 of the Fruita Municipal Code Regarding City Council Meetings to Add Provisions for Emergency Meetings.

G. ORDINANCE 2026-16 – First Reading – An Introduction of an Ordinance Amending Section 2.28.100 of the Fruita Municipal Code Regarding Municipal Judges' Powers.

H. ORDINANCE 2026-17 - First Reading - An introduction of an Ordinance granting a major amendment to the Raptor Crossing Planned Unit Development (PUD) Guide to allow certain residential and commercial land uses and remove or modify standards for said uses for publication of public hearing on September 15, 2026 *(Raptor Crossing Major PUD Amendment)*

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 2026-21 - A Resolution of the Fruita City Council finding approximately 0.35 acres of property located at 1925 J Road eligible to be annexed into the City of Fruita *(1925 J Road Serial 1 Annexation) – City Planner Joey Morris*

B. ORDINANCE 2026-10 – Second Reading - An Ordinance annexing approximately 0.35 acres of property located at 1925 J Road into the City of Fruita *(1925 J Road Serial 1 Annexation) – City Planner Joey Morris*

C. RESOLUTION 2026-22 - A Resolution of the Fruita City Council finding approximately 35.79 acres of property located at 1925 J Road eligible to be annexed into the City of Fruita *(1925 J Road Serial 2 Annexation) – City Planner Joey Morris*

D. ORDINANCE 2026-11 – Second Reading - An Ordinance annexing approximately 35.79 acres of property located at 1925 J Road into the City of Fruita *(1925 J Road Serial 2 Annexation) – City Planner Joey Morris*

E. ORDINANCE 2026-12 – Second Reading - An Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 36.14 acres of property located 1925 J Road to a Community Residential zone *(1925 J Road Rezone) – City Planner Joey Morris*

7. ADMINISTRATIVE AGENDA

8. CITY MANAGER'S REPORT

9. COUNCIL REPORTS AND ACTIONS

A. Discussion on Livability Commission Bike Safety Festival Request – *City Manager Shannon Vassen*

10. EXECUTIVE SESSIONS - IF REQUESTED

A. 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 annual informal review of the City Attorney

11. 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