CITY COUNCIL REGULAR MEETING

Fruita Civic Center
Tuesday, March 18, 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 - Recognizing Women's Leadership, Entrepreneurship and History to be accepted by Fruita Area Chamber of Commerce Executive Director Kayla Bowers

5. PUBLIC PARTICIPATION AND CONSENT AGENDA

This section is set aside for the City Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda or that are on the Consent Agenda. Consent Agenda items are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. These items will be approved by a single motion of the Council. Members of the Council or public may ask that an item be removed from the Consent section and fully discussed. All items not removed from the Consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the Consent section for full discussion. Any item that is removed from the Consent Agenda will be placed at the end of the Consent Agenda. Please limit comments to a three-minute period.

A. MINUTES - A request to approve the minutes of the February 4, 2025 Regular City Council meeting

B. MINUTES - A request to approve the minutes of the February 18, 2025 Regular City Council meeting

C. LIQUOR LICENSE RENEWAL – A request to approve the renewal of a Fermented Malt Beverage and Wine (Off Premises) Liquor License for the Fruita Consumers Cooperative Association located at 1650 Highway 6 & 50

D. ORDINANCE 2025-08, First Reading, An introduction of an Ordinance vacating a temporary City of Fruita easement located on portions of lot 1 of Santa Ana Subdivision for publication of public hearing on May 6, 2025

E. ORDINANCE 2025-09, First Reading, An introduction of an Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 14 acres of property located 1130 and 1138 18 ½ Road from a Planned Unit Development zone to a Community Residential zone for publication of public hearing on May 6, 2025 (1130 & 1138 18 ½ Road Rezone)

F. FINANCIAL REPORTS – A request to approve the January 2025 Financial Reports

G. RESOLUTION 2025-13 - Ratifying and Authorizing Staff's Actions Regarding Real Property Closings for the 19 Road Improvements Project Right-of-Way Acquisitions

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. QUASI-JUDICIAL PUBLIC HEARING - ORDINANCE 2025-05 – Second Reading – Approving a Lease Agreement between T-Mobile West, LLC, a Delaware limited liability company, and the City of Fruita and authorizing the City Manager to execute the Lease Agreement – *Finance Director Joe Zaher*

B. ORDINANCE 2025-06 – Second Reading – Approving a Lease Agreement between Colorado Department of Transportation and the City of Fruita and authorizing the City Manager to execute the Lease Agreement – *Finance Director Joe Zaher*

C. RESOLUTION 2025-11 – Amending the 2025 Budget with Supplemental Appropriations of Funds for Capital Projects, Capital Equipment, Supplies, and Special Projects Initially Included in the 2024 Annual Budget – *Finance Director Joe Zaher*

8. ADMINISTRATIVE AGENDA

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