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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** June 17, 2024

**AGENDA TEXT:** RESOLUTION 2024-19, A Resolution of the Fruita City Council approving the final release of the Subdivision Improvements Agreement and Development Improvements Agreement for Filing 1 of the Iron Wheel Subdivision.

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### BACKGROUND

This is a request for approval for a final release of both the Subdivision Improvements Agreement (SIA) and the Development Improvements Agreement (DIA) for Filing 1 of the Iron Wheel Subdivision. The SIA covers the interior subdivision improvements, and the DIA covers the off-site improvements related to 19 Road. The City Council approved both the SIA and DIA in August 2019 and approved the 1<sup>st</sup> Release of these agreements on May 3, 2022, starting the required 2-year warranty period. At the conclusion of the 2-year warranty period, City staff conducted an on-site inspection of the required public improvements and finds them to be free from defects in materials and workmanship and authorize the final release of both agreements.

### FISCAL IMPACT

There are no additional fiscal impacts related to the final release. The city took ownership of the public improvements with the 1<sup>st</sup> Release on May 2, 2022.

### APPLICABILITY TO CITY GOALS AND OBJECTIVES

The process of approving subdivisions, improvements agreements and accepting the public improvements ensures that the City's goal of requiring development to pay its own way is met and that residents and taxpayers of the City are not subsidizing growth.

### OPTIONS AVAILABLE TO THE COUNCIL

1. Approve Resolution 2024-19.
2. Direct staff to research any area of the improvements on which Council has concerns or questions.

### RECOMMENDATION

It is the recommendation of Staff that the Council by motion:

**APPROVE RESOLUTION 2024-19, A RESOLUTION APPROVING THE FINAL  
RELEASE OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AND  
DEVELOPMENT IMPROVEMENTS AGREEMENT FOR FILING 1 OF THE IRON  
WHEEL SUBDIVISION.**