



FRUITA COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: JOE ZAHER, FINANCE DIRECTOR

DATE: MARCH 18, 2025

AGENDA TEXT: 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*

BACKGROUND

The Colorado Department of Transportation owns the vacant land located at State Highway No. 340 at approximate milepost 1.30, situated in Section 20, Township 1 North, Range 2 West, Mesa County, Colorado. The Premises includes approximately 1.28 acres of land described as a portion of Parcel No. 7 and Parcel 9 of Project No. S-0340-(1). The premises was leased to the City of Fruita until January 31, 2020.

The Fruita City Charter requires that leases that are for a period of time longer than one year be approved by Ordinance. State Statutes require that leases of less than one year in length be approved by resolution or ordinance.

Terms of the lease agreement include the following:

- The City will lease the property from the Colorado Department of Transportation for \$500.00 total for the ten-year term.
- The Premises is to be used only for boat launch, boat ramp, and parking for the public to utilize adjoining and nearby recreational areas.
- The City shall maintain the Premises in good repair and in tenable condition free of trash and debris during the term of this lease
- The City will be responsible for all taxes, assessments, insurance, utilities and other operating costs and the cost of all maintenance, repairs, and improvements, and all other direct costs, charges and expenses of any kind whatsoever respecting the Premises.

FISCAL IMPACT

The City will pay \$500.00 total for the ten-year term. The City of Fruita will also add a trash can at the site for collection of trash which will add an additional \$50.00 per month. There is also the possibility that additional costs could be incurred should the boat ramp require maintenance or repair.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The City would like to ensure that this property is kept open to the public and can be used recreationally or for Search and Rescue. This property has been utilized as a boat launch or boat ramp by the public for over a decade.

OPTIONS AVAILABLE TO THE COUNCIL

- Approve the Ordinance by motion and allow the City Manager to execute the Lease Agreement.
- Approve the Ordinance and Lease Agreement with amendments (rent amount, payment of utilities, etc.)
- No action (Deny the Ordinance and Lease Agreement)

RECOMMENDATION

It is the recommendation of staff that the Council, by motion:

**APPROVE ORDINANCE 2025-06 – SECOND READING - A LEASE AGREEMENT
BETWEEN THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE
CITY OF FRUITA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
LEASE AGREEMENT**