



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** FRUITA CITY COUNCIL AND MAYOR

**FROM:** JOE ZAHER, FINANCE DIRECTOR

**DATE:** FEBRUARY 18, 2025

**AGENDA TEXT:** ORDINANCE 2025-06 – First Reading – An introduction of an Ordinance approving a Lease Agreement between Colorado Department of Transportation and the City of Fruita and authorizing the City Manager to execute the Lease Agreement for Public Hearing on March 18, 2025.

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### BACKGROUND

Colorado Department of Transportation owns vacant land located on 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 were 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 from 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 on first reading and set a public hearing for adoption of the Ordinance approving 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:

**PUBLISH A SYNOPSIS OF ORDINANCE 2025-06, FIRST READING, AN INTRODUCTION OF AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE CITY OF FRUITA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT FOR PUBLIC HEARING AT THE REGULAR CITY COUNCIL MEETING ON MARCH 18, 2025.**