

**FRUITA CITY COUNCIL MEETING
JULY 15, 2025
7:00 P.M.**

1. CALL TO ORDER AND ROLL CALL

Mayor Breman called the regular meeting of the Fruita City Council to order at 7:00 p.m. The meeting was held both in person and with virtual access provided through Zoom.

Present: Mayor Matthew Breman
Mayor Pro Tem Aaron Hancey
City Councilor James Williams
City Councilor Jeannine Purser
City Councilor Rich Parrish
City Councilor Amanda Quigley
City Councilor Amy Miller

Excused Absent: (None)

City Staff Present: City Manager Shannon Vassen
Assistant City Manager Dan Caris
Administrative Assistant to the City Manager Kaydee Lucero
Communications and Engagement Manager Ciara Amann
City Clerk Deb Woods
Finance Director Joe Zaher
Planning and Development Director Henry Hemphill
Project Engineer Steve Martinez
Chief Building Official Mike Mossburg
Senior Electrical Inspector Jen Wooten
Inspector II Will Gray
Interim Public Works Director John Carillo
City Attorney Mary Elizabeth Geiger (virtually)

Also Present: Members of the public (in person and virtually)

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Breman called for a moment of silence for reflection. He then led in the Pledge of Allegiance.

3. AGENDA - ADOPT/AMEND

City Clerk Deb Woods noted for the record that the Executive Session for the Municipal Court Judge's annual informal review was removed from the previously posted agenda and will be rescheduled to another Council meeting.

Mayor Breman added a Section to the agenda before the Proclamations and Presentations Section so that everyone could sing Happy Birthday to Councilor Amy Miller.

- **COUNCILOR PURSER MOVED TO APPROVE THE AGENDA AS AMENDED. COUNCILOR QUIGLEY SECONDED THE MOTION. THE MOTION PASSED WITH SIX YES VOTES.**

3.5. COUNCILOR MILLER'S BIRTHDAY

Mayor Breman announced that Councilor Miller's birthday was coming up on Thursday. Everyone sang Happy Birthday to Amy.

4. PROCLAMATIONS AND PRESENTATIONS

- A. **PRESENTATION – 2025 FRUITA COMMUNITY SURVEY PRESENTATION BY ETC INSTITUTE – RYAN MURRAY, ASSOCIATE DIRECTOR OF COMMUNITY RESEARCH FOR ETC INSTITUTE (VIRTUALLY)**

Mr. Ryan Murray was in attendance virtually and provided a presentation of the results of the 2025 Fruita Community Survey, which is an objective assessment of resident satisfaction with the delivery of City services. Sections of the presentation included:

- Executive Summary (purpose, methodology, overall perceptions of the City, overall satisfaction of the City, satisfaction with specific City services and additional findings)
- Charts and Graphs
- Benchmarking Analysis
- Importance-Satisfaction Analysis
- Tabular Data
- Survey Instrument

Highlights of the presentation included:

- Survey was sent to every household in city limits (just over 5,300 at 1 survey per household).
- The goal was to obtain at least 400 completed surveys.
- 715 residents/households completed the survey.
- Results have a precision of at least +/-3.6% margin of error.
- Overall, perceptions are still strong but some are down from 2021 (the last Community Survey).
- Ninety-two percent (92%) of the residents surveyed (who had an opinion) indicated the overall quality of life in Fruita is either "excellent" or "good."
- Eighty-eight percent (88%) of residents surveyed (who had an opinion) also indicated that their overall feeling of safety in Fruita is either "excellent" or "good."
- The City of Fruita rated significantly higher than the national average in all five perception items that were benchmarked with ETC Institute's Nation *Direction Finder*® Survey.
- For the major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied," responses among residents (who had an opinion) were:
 - ✓ Overall quality of garbage collection (88%)
 - ✓ Overall quality of City Parks (87%)
 - ✓ Overall quality of the City's recycling program (85%)

- ✓ Overall quality of sewer service (83%).
- Top four choices of services that should receive the most emphasis over the next two years were:
 - ✓ How well the City is managing growth & development (70%)
 - ✓ Overall flow of traffic & congestion management (48%)
 - ✓ Overall quality of City streets (46%)
 - ✓ Overall quality of City Parks (28%).

Murray explained that “how well the City is managing growth & development” is a very difficult topic that is really in the eye of the beholder. He advised that the responses to this question will likely require additional future information or research into the ideas or concepts that respondents are thinking of most. He added that in looking at US averages in similarly-sized community averages, Fruita is performing right along the same lines as others in this category and that commonly, there is an educational piece for the public tied to it.

Murray pointed out that the survey asked respondents how supportive they would be of the City moving forward to acquire the Mesa County School District #51 (old) Fruita Middle School. He said there were mixed levels of support of about 46% of respondents in the “very supportive” and “supportive” column. He explained that when there are responses of “not sure” or “neutral,” ETC typically suggests taking approximately half of that group and putting them in the “somewhat supportive” column while the rest of the group is likely not going to be supportive at all. He said therefore, Fruita’s results suggest “more supportive” than “not supportive” and that of those who are supportive, most (88%) also support a funding source for improvements to the building such as a bond.

In summary, the City of Fruita had overall consistency in results compared to the last Community Survey that was done in 2021. There were some new tourism questions that provided some insights into how people think the City is handling that particular issue, but in 2025, the focus tends to be on how the City is managing growth and development as well as some potential Code Enforcement efforts such as cleanup of debris or junk on residential properties.

Murray took some questions from the Council. Councilor Quigley felt the responses about the old Fruita Middle School were indicative that the matter would require further investigation. Murray recommended that the City not spend the money to do a mail-in ballot based on the 2025 Community Survey results because there are political consultants who do phone or some other type of overnight polling and who would work with the City to develop ballot language and do more educational outreach to further explore the issue. Murray strongly encouraged the City to do additional research mainly because ETC did not have a bond value amount or information about the cost or length of time of the bond and it is unknown which respondents are actual voters.

Mayor Breman stated that the City is not even close to that point yet; it was really a question for the Council to determine whether or not to start engaging with the community in more detail about options and possibilities. Murray concluded that because there is plenty of support in the community, the City could start the conversation to see how it continues to evolve.

Councilor Purser pointed out that regarding the Fruita Middle School questions (through no fault of ETC’s Survey), the wording wasn’t accurately captured because they referred to the “Fruita Middle School,” which confused respondents who thought maybe the questions were referring to the current operational Middle School and not the old building that is now vacant. She added that there should be further follow-ups due to the confusion.

Councilor Purser also said the question about “growth & development management” is obviously a big deal with 70% of the respondents saying it should receive the most emphasis over the next two years. She pointed out that more outreach and engagement is definitely going to be required to figure out exactly what respondents are thinking and in what way they want the City to focus on it.

Councilor Purser commended and thanked Communications and Engagement Manager Ciara Amann and her team for the highest levels of satisfaction with the City’s communications efforts.

Councilor Hancey referred to the statistic that “44% of respondents are retired” and said he was not expecting the percentage to be that high. He asked if the survey included any comparisons to other age brackets, to other communities or to Fruita’s prior 2021 Community Survey. Murray explained that the statistic is actually a comparison to the American Community Survey (ACS) used by the U.S. Census Bureau. He added that another consideration is that residents who are the most likely to take the survey are the people that are at home and are retired.

Mayor Breman asked Mr. Murray if he could cross reference the data so that the Council could see whether Fruita has many fixed income retirees, which could be a concern. Murray said he could run those cross tabulations later in the week. He also suggested applying a weight factor and significance testing to get additional insights and help pinpoint differences if desired.

Councilor Hancey asked City Manager Shannon Vassen what purposes the data in the 2025 Community Survey will serve. Vassen explained that the survey is used in a lot of the decisions made by staff and the Council, not just on a day-to-day basis, but especially for long-term planning efforts. He used the example of responses in the 2021 Community Survey that resulted in the hiring of a Communications and Engagement Department after the public said they expected more communication than what they were receiving. Vassen added another example of the lowest rated utility being available internet service and since then, fiber has been installed to almost all residents in Fruita.

Councilor Williams asked Vassen if there was anything in the 2025 Survey that stood out and could affect long-range plans. Vassen pointed out that the number one question about “Growth & Development Management” peaked staff’s interest because generally, growth has only been 1% to 2% over the past ten years so there may need to be more education and outreach efforts to the public. He pointed out that some other communities have a significant amount of growth and that 1% to 3% is typically not considered undesirable.

Vassen added that continuing to address affordable and workforce housing was another item and noted that the City has taken some very meaningful steps as an organization to address the issue including the Housing Needs Assessment that will kick off next week. The City knows there’s still a gap for the people who want to live in Fruita but need to be able to afford to do so.

Mayor Breman reminded all that responses are based on *perception* and for some of the items in the survey, it potentially could be a matter of needing more public education. He recalled that survey results were a very important element of the Strategic Planning on Council.

Councilor Hancey suggested that staff and Council review the Strategic Planning that took place in September of last year under the lens of the new data at an upcoming Workshop meeting. He also requested an update from Police Chief Krouse considering some respondents perceive that there is not enough of a police presence in the community, adding that he wondered how the Chief could use the data to address that.

Councilor Miller pointed out that Officer Ed Pacheco is now assuming a role of engaging with the community on behalf of the Police Department. She suggested that the Council give it a little bit of time to realize the results of his efforts. Mayor Breman said he thinks that having Officer Pacheco undertake that role could also have a direct impact on the perception of problem traffic areas in town. He added that the survey results in conjunction with Strategic Planning will dovetail into the Annual Budget process that Council and staff will be undertaking soon.

Vassen stated that in every survey that the City of Fruita has done, traffic and the quality of city streets continue to be a priority and asked Murray to speak about how those generally rank for Fruita compared to other communities who have high levels of satisfaction. Murray stressed the fact that other communities have concerns about way worse problems than Fruita could even imagine about really important services like the quality of their parks, sewer, garbage, recycling, police services and crosswalks. He added that in Fruita, the biggest issue concerning police services is visibility, which is a very big perception-related issue. Murray stated that Fruita is a successful organization with great leadership and staff who guide the community in a positive direction and the survey results support that statement.

Mayor Breman requested that Mr. Murray email his presentation to him and the Council members. City Manager Shannon Vassen explained that staff would be uploading the presentation to the City's website and there is a press release going out with the full report of the results and Murray's presentation. He added that staff would be sharing the survey results with all Boards and Commissions members and other community groups. The Mayor said he would share it with the Chamber Board of Directors the following morning at their meeting.

More survey results can be found at <https://www.fruita.org/644/Community-Surveys>.

5. PUBLIC PARTICIPATION AND CONSENT AGENDA

Mayor Breman pointed out that the purpose of this section of the agenda was for the City Council to listen to comments from the public about items not on the agenda or items that appear on the Consent Agenda and that the Council does not respond or take any action during this portion of the meeting.

PUBLIC COMMENT:

Angie Nalen, 152 N. Maple Street, Fruita, CO, said she was requesting that the Council consider not overturning the state's ban on firearms in sensitive places. She stated that the Civic Center is where residents come to participate in democracy, but they all deserve to do so without intimidation. She said that allowing firearms in the Civic Center undermines the very values laid out in Fruita's Civility Proclamation including zero tolerance for threats or intimidation.

Angie continued that a firearm (even a legally carried one) can shift the tone from open dialogue to one of fear and caution. She stated that the Civic Center is for ideas and not weapons and if the City truly believes in fostering trust, collaboration and inclusive government, then it ought to protect the space from the potential for intimidation even if its unintended.

Angie argued that Senate Bill 24-131 was passed precisely to safeguard spaces like the Civic Center and choosing to overturn it sends a message that Fruita is willing to sacrifice pragmatism for symbolism. She pled with the Council to keep the Civic Center a place that actively encourages lively civil discourse and debate.

Thomas Wells, 152 N. Maple Street, Fruita, CO, suggested that the City stop asking people to state their addresses in this era of AI and Big Data aggregation and that was something for the Council to think about.

Thomas continued that he was also requesting that if possible, the Council provide some context into their thinking around the Ordinance concerning firearms and weapons being allowed in public spaces. He said he went back through previous meeting minutes and videos and couldn't find enough information to be satisfied in understanding where the issue is coming from.

Thomas said he grew up in Boy Scouts and in a hunting family and is not afraid of weapons. He stated that nonetheless, as a member of the Fruita Planning Commission, he does think that having weapons (even if legally carried) does change the tone of discourse and he believes it is something the City should think carefully about. He stated that the state has gone out of its way to set things in a particular way and while Fruita is a Home Rule City, it can certainly change things to be the way that Fruita wants them to be. He said times are different and he thinks that especially for younger generations, that the having of weapons displayed publicly can change the way that they might engage with their elected representatives.

Thomas added that he also had some thoughts about the Community Survey results; noting that he is a data scientist professionally. He asked if there would be time later in the meeting to discuss it since it was an agenda item. Mayor Breman explained that the survey results were a presentation, but that the Council would be having a Workshop meeting when it will be discussed. Thomas said he would email his comments in.

There were no further comments from the public. Mayor Breman closed the Public Participation section of the agenda and referred the Consent Agenda to the City Council.

CONSENT AGENDA:

- A. MINUTES – A REQUEST TO APPROVE THE MINUTES OF THE MAY 20, 2025 REGULAR CITY COUNCIL MEETING**
- B. MINUTES – A REQUEST TO APPROVE THE MINUTES OF THE JUNE 3, 2025 REGULAR CITY COUNCIL MEETING**
- C. ORDINANCE 2025-13 – SECOND READING – AN ORDINANCE OF THE FRUITA CITY COUNCIL REPEALING AND REENACTING CHAPTER 9.05 OF THE FRUITA MUNICIPAL CODE REGARDING WEAPONS AND WEAPONS OFFENSES**
- D. ORDINANCE 2025-16 – FIRST READING – AN INTRODUCTION OF AN ORDINANCE OF THE FRUITA CITY COUNCIL TO REPEAL AND REENACT CHAPTER 2.10 OF THE FRUITA MUNICIPAL CODE REGARDING CITY COUNCIL MEETINGS FOR PUBLICATION OF PUBLIC HEARING ON AUGUST 5, 2025**
- E. ORDINANCE 2025-17 – FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 9.08 OF THE FRUITA MUNICIPAL CODE CONCERNING ALCOHOL BEVERAGES FOR PUBLICATION OF PUBLIC HEARING ON AUGUST 5, 2025**
- F. FINANCIAL REPORTS – A REQUEST TO APPROVE THE MAY 2025 FINANCIAL REPORTS**

Councilor Hancey asked whether it would only be Council members (and not the public) that would discuss a Consent Agenda item if a City Councilor removed it from the Consent Agenda for further discussion. Mayor Breman confirmed that to be correct.

Councilor Hancey noted a \$100,000 increase in use tax on building materials compared to last year and sought clarification. City Manager Vassen explained that the tax has exceeded yearly budget estimates through May, driven by three one-time commercial projects in Fruita. He estimated \$150,000–\$180,000 in use tax and said next year's budget will account for anticipated permits without expecting significant increases, ensuring one-time revenues don't fund ongoing expenses.

Councilor Hancey said he also wanted to discuss the Second Reading of Ordinance 2025-13 - Amending the Fruita Municipal Code concerning weapons. Mayor Breman encouraged discussion and advised that if, after discussion, Council felt like the Ordinance needed to be removed from the Consent Agenda for a separate vote, that could be done.

Councilor Parrish stated that he also had some thoughts about Ordinance 2025-13.

Councilor Hancey clarified that the City isn't hiding the Ordinance on the Consent Agenda. He noted the state allows cities to amend Codes to reflect community values, and Fruita permits concealed carry but prohibits open carry in the Civic Center, with exceptions for security and law enforcement. Hancey emphasized the Ordinance allows trained, permitted law-abiding citizens to carry concealed weapons, with brandishing being illegal.

Mayor Breman added that with concealed carry, not only do permit holders need additional training, there is a background check through the Sheriff's Office and the Colorado Bureau of Investigation (CBI). He stated that permit holders are not even allowed to display a portion or the outline of a weapon; it has to be completely hidden from sight by law.

Councilor Hancey stated that he can appreciate other viewpoints on the issue, but that he personally was intending to vote yes on the Ordinance because he believes people should be allowed to protect themselves, even in Council meetings. He shared his story of being at Columbine High School during the shooting and told how he waited three and a half hours for support. Councilor Hancey stated that he was not going to ever sit and be a target like that again.

Councilor Purser explained that the First Reading of the Ordinance was on the Consent Agenda and that the majority of the conversation about it did happen at Workshop meetings, which are not videotaped and for which the minutes are condensed. She added that Workshop meetings are open to the public and that the discussions led to the Council members' concerns about the security of the Civic Center in particular.

Councilor Purser added that the information provided by the Mayor and Councilor Hancey regarding the laws for concealed carry permits should eliminate the concerns about intimidation. She said that her biggest reason for being in support of the Ordinance is because there are no other safety precautions that are as effective and if people want to break the law, they will.

Councilor Parrish admitted that his feelings on the subject originated from the lack of experience with guns and his own personal belief is that responding to violence with violence is not what he would ever choose to do. He added that Colorado's Representatives passed the Senate Bill in the Legislature to eliminate any weapons in facilities like the Civic Center for reasons and that he supports that because he has a hard time making an exception just because Fruita and its residents live in the west and people feel

like they need to have the ability to defend themselves with a weapon. He concluded by saying that he was not in support of Ordinance 2025-13.

Councilor Quigley stated that the Senate Bill included a mechanism for a municipality to make its own decision that fits with the community and she supports Ordinance 2025-13 because she believes it's what Fruita's community members expect from the City Council.

Councilor Hancey stated that the ability to carry concealed has been the policy at the Civic Center for a long time and that by adopting Ordinance 2025-13, it would just be like going back to the old policy. He pointed out that there will be an exception for Municipal Court hours, which carry concealed will not be allowed.

Councilor Miller reassured the members of the audience that the Council had many conversations about SB 24-131 and shared varying opinions and perspectives, so she appreciates that Fruita is a safe enough space that those dialogues can occur to hopefully land in a place that represents what the community wants and needs. She pointed out that what the Council decides about Ordinance 2025-13 might not be forever, but at this point in time, it was something she supports.

Mayor Breman added that he doesn't vote on Council decisions, but he is very much aware of personal safety.

- **COUNCILOR MILLER MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED. COUNCILOR QUIGLEY SECONDED THE MOTION.**

Councilor Parrish noted that he was voting no on Consent Agenda Item C, but yes on the other Consent Agenda items.

- **THE MOTION PASSED WITH SIX YES VOTES.**

6. PUBLIC HEARINGS AND ACTION ITEMS

- A. LEGISLATIVE PUBLIC HEARING – ORDINANCE 2025-12 – SECOND READING AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING TITLE 15 OF THE FRUITA MUNICIPAL CODE TO REPEAL, READOPT, AND AMEND THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION AND THE PLUMBING AND FUEL GAS CODE, THE NATIONAL ELECTRICAL CODE, MODEL ELECTRIC READY AND SOLAR READY CODE AS PER STATE MANDATE TO BE APPLIED THROUGHOUT THE CITY OF FRUITA AND PROVIDING FOR ADMINISTRATION, ENFORCEMENT, AND APPEALS INCLUDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE CODES – ASSISTANT CITY MANAGER DAN CARIS AND CHIEF BUILDING OFFICIAL MIKE MOSSBURG**

Assistant City Manager Dan Caris and Chief Building Official Mike Mossburg provided staff's presentation for the above the public hearing. Mr. Caris noted that also present at the meeting were Inspector II Will Gray and Senior Electrical Inspector Jen Wooten who are both employed in the City of Fruita's Building Department.

Caris explained that the Ordinance doesn't change any fees that are collected by the City, doesn't attempt to make it more difficult to build or is a direct result of some sort of failure. He noted that to the degree that they can, staff does make modifications and exceptions that are specific to the Fruita area which are specified in the Ordinance; otherwise the Codes are consistent with Mesa County's.

Caris explained that Building Codes exist to ensure safety, sustainability and efficiency in construction. They set minimum standards for design, materials and construction methods to protect people and property.

Caris pointed out that Fruita, like most of the Western Slope and Colorado in general, elected to adopt every other Code cycle, meaning that Fruita adopts new Building Codes every six years because they come out every three years.

Caris explained that City staff met with the Mesa County Building Advisory Committee to talk about some of the modifications and changes that could affect contractors and to provide them the ability to get it out to the applicable organizations so that everybody is aware when the regulations will go into effect. He further explained that staff was proposing to go from:

- 2018 International Building Code to the 2024 International Building Code
- 2018 International Residential Code to the 2024 International Residential Code
- 2018 International Energy Conservation Code to the 2021 International Energy Conservation Code
- 2018 International Mechanical Code to the 2024 International Mechanical Code

Caris pointed out that the 2024 International Energy Conservation Code is more of a punitive Code than the 2021, so staff is taking more of an incremental step on that one by adopting the 2021 instead.

Codes adopted by state mandate include:

- 2021 International Plumbing & Fuel Gas Code
- 2023 National Electrical Code
- Model Electric Ready & Solar Ready Code

Caris stated that the Codes are the same for the City of Fruita and Mesa County and the only real difference might be how they are interpreted, but everyone tries to remain on the same page. He added that staff takes documenting and archiving very seriously; all the data gets compressed (including under which Codes development was reviewed) and lives with the property for many years, which will be a benefit for a homeowner or business owner in the future.

Caris also characterized the Building Codes as reactions to innovation.

Building Official Mike Mossburg said the Codes aren't perfect documents and that's also part of why they are ever-changing.

Mayor Breman opened the public hearing for public comment. Hearing none, he referred Ordinance 2025-12 to City Council.

Councilor Miller thanked staff for the time, energy, effort and thoughtfulness that they have put into the Codes.

Councilor Hancey asked if the new Codes might result in increased costs. Mr. Mossburg responded that that is always a big concern in the building community and for City staff, and that is why they are only upgrading to the 2021 Energy Code instead of the 2024 Energy Code. He added that there might be some minimal increased costs, but switching to the 2021 Energy Code has really helped the quality of houses in terms of energy bills.

Mayor Breman asked for confirmation that the Codes that the City of Fruita is potentially adopting are the same ones that Mesa County has adopted. Mr. Caris said that was correct and added that staff modified its Ordinance to have the City's Codes automatically update with the state mandated Codes.

- **COUNCILOR HANCEY MOVED TO APPROVE ORDINANCE 2025-12 – AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING TITLE 15 OF THE FRUITA MUNICIPAL CODE TO REPEAL, READOPT, AND AMEND THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION AND THE PLUMBING AND FUEL GAS CODE, THE NATIONAL ELECTRICAL CODE, MODEL ELECTRIC READY AND SOLAR READY CODE AS PER STATE MANDATE TO BE APPLIED THROUGHOUT THE CITY OF FRUITA AND PROVIDING FOR ADMINISTRATION, ENFORCEMENT, AND APPEALS INCLUDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE CODES. COUNCILOR MILLER SECONDED THE MOTION. THE MOTION PASSED WITH SIX YES VOTES.**

7. ADMINISTRATIVE AGENDA

There were no Administrative items on the agenda.

8. CITY MANAGER REPORT

City Manager Shannon Vassen provided the following updates:

- United has placed asphalt from Highway 6 & 50 to south of J Road on 19 Road. Striping began and will continue over the next couple of weeks. A little patch of asphalt is missing just south of J Road, but United will be back in a couple of weeks to finish it up after a utility box is relocated. Staff anticipates that the rest of the asphalt will be installed the last week of July. Curb, gutter and sidewalk has been completed. Shannon called the progress pretty incredible.
- The first of two Riverfront Concerts will be held the coming weekend at the state park. All proceeds from the event go to benefit the One Riverfront, which is the organization that helps build and maintain the Colorado Riverfront Trail throughout the valley. As a sponsor, the City receives some free tickets to the concerts and Shannon offered some to any interested Council member.
- The City had its first Block Trailer rental by a Homeowners Association over the weekend. Shannon heard it went really well and received feedback from staff that the HOA was very appreciative. Anyone in the community can rent the trailer for free and interested parties

can get more information at www.fruita.org. James noted that the HOA posted pictures of the party on Facebook. Staff has been bringing the trailer to the Farmers Market to help spread the word.

- The City's new Planning Director is Henry Hemphill. Henry addressed the Council and said he is super excited to continue the momentum within the Planning and Development Department. The Department hired a new Code Compliance Officer, Seena Miremadi, with whom Henry went out and trimmed a tree at the intersection of Peach and Pabor. Shannon noted that there is more trimming to do. Henry offered his and Seena's time if there are or come to be other safety-related issues in the community that can be easily remedied. He added that he and his staff will be putting much thought into the results of the 2025 Community Survey and how to address concerns by better engaging the public. Henry pointed out that Fruita is such a close-knit community that when any development happens, everyone feels it.

9. COUNCIL REPORTS AND ACTIONS

COUNCILOR RICH PARRISH

Rich reported that a citizen voiced some concerns over fireworks in Comstock Estates Subdivision being a potential fire hazard. In addition, the fireworks were heard until the early morning hours. Matthew noted that he had also spoken with someone who lives in Comstock (perhaps the same person) and the resident wanted to know how there could be aerial fireworks going off in Fruita when they are banned in the state of Colorado. He pointed out that people bring them in from places like Wyoming and unfortunately, the City does not have control of it, nor is there a whole lot the City can do about it except perhaps more communication with the public. Amy said that seems to make it worse; the more complaining that her neighbors have done, the more fireworks they've seen. Jeannine said she thought it was better this year than most because it only lasted two days instead of ten; although she agreed that there were a lot of illegal fireworks that went on until very late. She added that people would have had to be paying very close attention to even know that the area is under a fire ban, noting that people were still selling them. Jeannine thought there might have been a missed communication opportunity by the Lower Valley Fire Protection District and added that there could have been signage at places such as City Market. She pointed out that law enforcement is in a difficult position because they basically have to catch someone in the act. James agreed with Jeannine that the nuisance of non-professional fireworks was better this year than in years past.

COUNCILOR AMY MILLER

Amy said she would still really love to pursue the continuance of the traditional Homecoming bonfire for the community. She recalled when Council decided last year to address it the following year. She requested researching the potentiality of it and what that might look like because it is such a longstanding Fruita tradition. Shannon noted that the City's liability insurance has said that the City would be allowed to have the bonfire, although he recalled that School District #51 would not support it. Amy stated that it is not just a high school tradition; it's a community event and asked staff to look into it.

Amy called the Lost Junction Band at the Thursday Night Concert amazing.

COUNCILOR JAMES WILLIAMS

James reported that there was a Police Commission meeting scheduled for the following day, but he had a conflict with a family event out of town and asked if another Council member wanted to take his place. Amanda said she would be delighted to.

James asked about the status of the discussions regarding short-term rentals. He was reminded that everyone was waiting for the Community Survey and Housing Needs Assessment results. Matthew pointed out that it could be six months before the Housing Needs Assessment is completed. Shannon said that there would be some preliminary data presented by the City's consultant at the July 22, 2025 Council Workshop meeting and that the consultant could be questioned about the Assessment's timeline then.

COUNCILOR AARON HANCEY

Aaron said he really enjoyed the meeting that was held earlier from 4:00 to 5:00 pm when the Fruita Area Chamber of Commerce invited the City Council to meet with business owners to have an open dialogue. He noted that he would like to see that meeting continue regularly from two to four times per year.

Aaron asked for confirmation from the City Manager that 19 Road would be open for the start of the school year. Shannon said it would and added that the City will be installing four flashing crosswalk signs: two at Fruita Middle School and two at Fruita Monument Elementary School. The original plan was for another one, but there were access issues with the Seminary, so staff is trying to get in touch with someone who can actually grant staff the access to make the improvements.

Aaron reported the following updates from the last Parks and Recreation Commission meeting:

- On Saturday, October 4th from 8:00 – 11:00 a.m., the Commission will be doing more cleanup at Snooks Bottom. Most of the trees are looking pretty good, but some of the water bags have disappeared from around the new trees that were planted. The board has a plan to install posts and wiring to protect the trees from the Colorado River beavers and will be doing some fundraising to help with the expenses.
- The Commission adopted the frontage road from Highway 340 at the roundabouts down to 18 Road (Heritage Park) for cleanup days, the first of which will be on September 8th.

COUNCILOR JEANNINE PURSER

Jeannine asked for information concerning how an agenda item is placed on the Consent Agenda rather than the other sections of the agenda. Shannon responded that usually, Consent Agenda items are reserved for those items where all conditions have been met. He referred to the Consent Agenda item concerning weapons and noted that that particular Municipal Code amendment had been discussed at three or four different Workshop meetings starting back in December of 2024, so staff figured there was consensus of the City Council by now to pass the Ordinance.

Shannon pointed out that any item can always be pulled from the Consent Agenda for further discussion because it is still a public hearing. He added that he was the one who made the decision to place the weapons Ordinance on the Consent Agenda. Jeannine stated that it's possible that in general, citizens are not paying too much attention to Consent Agenda items and when an agenda item does not have its own section, it may unintentionally limit public participation.

Jeannine agreed with Aaron that the Chamber event was fantastic and productive. She called it a good way for the Council to engage with Fruita's business community and she wondered whether the City Council should set up a booth/tent at the Farmers Market like the City's other Boards and Commissions do. Matthew noted that he had a Chamber board meeting at 7:00 a.m. the following morning and he could ask about it then. The other Council members thought it was a great idea. Shannon said he would have to check on tent availability and the Council members would need to check their schedules to find a date that would work.

Jeannine reported that the Arts and Culture Board meeting that was scheduled for the previous week was rescheduled to tomorrow (July 16, 2025), so she will have an update on that at the next Council meeting.

MAYOR MATTHEW BREMAN

Matthew reported that the Veterans in Business event had been canceled due to not having enough registrations.

Matthew noted that at the Thursday Night Concert Council Ice Cream Social, he spoke to two people who came up to him to tell him that people in Fruita *love* Fruita to the point where it's a cult.

Matthew asked if there were any concerns about the Proclamations with other cities. Shannon said he hadn't heard back and Matthew said it could be discussed at the Workshop meeting.

11. ADJOURN

With no further business before the Council, Mayor Breman adjourned the meeting at 9:08 p.m.

Respectfully submitted,

Deb Woods
City Clerk
City of Fruita