

## Council Goals

Envision a safe, flourishing downtown that provides a strong commercial tax base

Strive to be active stewards of existing aging infrastructure

Recognize importance of experience, well trained, and community minded staff

Ensure its electorate is well informed of on-going successes and future plans

Envision a safe, secure community for its families and youth

Promote redevelopment of existing businesses and neighborhoods and increase quality of life for all its residents



## AGENDA

### REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado  
July 15, 2024  
6:00 PM  
Council Chambers  
Municipal Building  
601 Colorado Avenue

CALL TO ORDER (Mayor Ayala)

INVOCATION (Mayor Ayala)

PLEDGE OF ALLEGIANCE (Mayor Ayala)

ROLL CALL (City Clerk)

Council Members

Supervisors

Others

Ramirez

Velasquez

Stoker

Ayala

Ochoa

Pantoya

Rikhof

MINUTES OF PREVIOUS MEETINGS (Mayor) (Action)  
Regular Meeting July 1, 2024

CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS ONLY *(5-minute time limit per person)*

REPORTS/UPDATES

A. Citizen Academy (Chief Quick)

B. Plays in the Park

C. Downtown Walking Tour (Mayor Ayala)

UNFINISHED BUSINESS

A. City Manager Search (Mayor) (Information)

B. Second Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS TO VACATING OF AN ALLEYWAY (City Attorney) (Action)

NEW BUSINESS

A. Liquor Licenses (City Attorney) (Action)

1. Application for a Special Events Permit by Inspiration Field, Brittany Baylor, Event Manager. The event is the Hall of Fame to be held October 5, 2024 from 8:00 a.m. to 11:00 p.m. at 612 Adams Avenue

2. Application for a Special Events Permit by Inspiration Field, Brittany Baylor, Event Manager. The event is their 13<sup>th</sup> Annual Monster Bash Dance and Costume Party to be held October 26, 2024 from 8:00 a.m. to 11:15 p.m. at 612 Adams Avenue

3. Application for a Special Events Permit by Inspiration Field, Brittany Baylor, Event Manager. The event is their 3<sup>rd</sup> Annual Sip N' Shop Craft Show to be held November 2, 2024 from 8:00 a.m. to 11:00 p.m. at 612 Adams Avenue

- B. First Reading/AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE GENERAL FUND, INTERNAL SERVICE FUND, ELECTRIC FUND, WATER FUND, WASTE WATER FUND, AND SANITATION FUND FOR THE CALENDAR YEAR 2024 (City Attorney) (Action)
- C. Committee/Board Reports
- D. Interim City Manager Comments
- E. City Attorney Comments
- F. Governing Body Comments
- G. ADJOURN

*Subject to approval at  
the July 15, 2024  
City Council Meeting*

STATE OF COLORADO )  
COUNTY OF OTERO ) SS  
CITY OF LA JUNTA )

**CALL TO ORDER:** A regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Ayala on Monday, July 1, 2024, at 6:00 p.m. in the Council Chambers of the Municipal Building.

**INVOCATION:** Mayor Ayala gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Ayala led everyone in the Pledge of Allegiance.

**ROLL CALL:** The following Council Members were present:

Paul Velasquez, Ward 1  
Joe Ayala, Mayor  
Chandra Ochoa, Ward 2  
Maureen Rikhof, Ward 3

Absent: Damon Ramirez, Ward 1  
Jeremiah Stoker, Ward 2  
Lisa Pantoya, Ward 3

Also present: Brad Davidson, Interim City Manager  
Erin Harris, City Attorney  
Melanie Scofield, City Clerk  
Katie/Grant/Carter Pickering, La Junta  
Betty Velasquez, La Junta  
Connie Shane, La Junta  
Randall Roberson, La Junta  
Tom Seaba, Director of Water/WW  
Julie Worley, La Junta  
Brittany Baylor, Inspiration Field  
Josh Harris, La Junta  
Nancy Bennett, La Junta  
Gary Cranson, UB Chairman  
Adrian Hart, SECO News  
Bette McFarren, RF Gazette

**MINUTES OF PREVIOUS MEETING:** Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of June 17, 2024. The mayor asked for a motion to approve the minutes as published.

**MOTION TO ACCEPT THE JUNE 17, 2024 MINUTES AS PUBLISHED:** Ochoa

**SECOND:** Rikhof

**DISCUSSION:** There was no discussion

**VOTE:** The motion carried 4-0 (Ramirez, Stoker, Pantoya absent)

**CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS (5-minute time limit per person):**

- 1. There was no citizen participation.

**REPORTS**

**A. Economic Development Mid-Year Update.** Mayor Ayala read a resignation letter received from Cynthia Nieb. The update is postponed to a future date.

**CITY COUNCIL MEETING – July 1, 2024**

**B. Arkansas Valley Conduit Update.** The Southeastern Colorado Water Conservancy District which is overseeing the Arkansas Valley Conduit Project in conjunction with the Bureau of Reclamation, did a cost update of the Arkansas Valley Conduit Project. In 2019, they were expecting the costs for the project to be between \$564 and \$610 million. As of this re-costing, that now stands at \$1.3 billion, plus an additional \$75 million, which is what they refer to as the Southeastern Sub Project for all the connection lines that would go from the main trunk line down to all the different customers. Participation still stands at their claim of 39 participants. There is a 35% contingency fund that is included in that project. 35% of \$1.375 billion is roughly \$455 million. This is an exceptional jump in cost, a lot more than the District, the Reclamation, and the participants were expecting. They have stated how they plan to try to seek several different avenues to reduce the cost that we would need to pay for that 35%. They suggest legislative action that might somehow reduce the responsibility we have. They will continue to seek low interest loans and grants. Current amount of low interest loans and grants from the State of Colorado towards this project equals \$120 million which is \$90 million in low interest loans and \$30 million in grants. It's a large gap that they're going to strive to try to reduce. One thing that is beneficial to La Junta at this point is that we received a \$300,000 grant for emerging contaminants. Through the use of this grant, we had a higher-level study done a few months ago by Hazen Engineering. We can now utilize this grant to bring that into a much closer scope to do closer testing and research to find what additional treatment methods La Junta might need to take care of the water quality issues that we have both on the drinking water and wastewater side. That would bring a more accurate cost of what those remedies would be and then we can begin to match that up more closely as to what the cost of the conduit might be. That's what will help us definitively choose and decide our path forward in the years to come. Regardless of which path it is, it will be expensive. We will find the least expensive but most beneficial route for our consumers and citizens.

**UNFINISHED BUSINESS**

**A. City Manager Search.** The first round of interviews will be held this week. For clarification, it is not the City Council who are doing the interviews, it is the Search Committee that was picked by the Council. Also, the Council does not know who the candidates are. When the Search Committee finalizes the candidates, then the Council and the public will know. At that time, the public process will begin.

**NEW BUSINESS****A. Liquor Licenses**

- 1. Application for a Special Events Permit by Inspiration Field, Brittany Baylor, Event Manager. The event is the SECPA/SECOM Golf Company Classic to be held July 11<sup>th</sup> and 12<sup>th</sup>, 2024 from 8:00 a.m. to 11:00 p.m. at 612 Adams Avenue.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fee has been tendered and the premises have been posted. The City Attorney recommends approval.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THE SECPA/SECOM GOLF COMPANY CLASSIC TO BE HELD JULY 11<sup>TH</sup> AND 12<sup>TH</sup>, 2024 FROM 8:00 A.M. TO 11:00 P.M. AT 612 ADAMS AVENUE: Ochoa

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0 (Ramirez, Stoker, Pantoya absent)

- 2. Application for a Special Events Permit by Inspiration Field, Brittany Baylor, Event Manager. The event is the 9<sup>th</sup> Annual Poker Run and 4<sup>th</sup> Annual Smoke Out to be held July 27, 2024 from 8:00 a.m. to 11:00 p.m. at 612 Adams Avenue.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fee has been tendered and the premises have been posted. The City Attorney recommends approval.

**CITY COUNCIL MEETING – July 1, 2024**

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THE 9<sup>TH</sup> ANNUAL POKER RUN AND 4<sup>TH</sup> ANNUAL SMOKE OUT TO BE HELD JULY 27, 2024 FROM 8:00 A.M. TO 11:00 P.M. AT 612 ADAMS AVENUE: Ochoa

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0 (Ramirez, Stoker, Pantoya absent)

- B. A Resolution Authorizing Amendment of Ordinance #1663 to be Known and Cited as “The Protection of Persons Under Twenty-One Years of Age from Tobacco Act.** Resolution No. R-9-2024 was presented for the council’s consideration. The prior adopted ordinance was not the final draft recommended by the county.

MOTION TO ADOPT RESOLUTION NO. R-9-2024: Rikhof

SECOND: Ochoa

DISCUSSION: This version has greater detail added to the definitions and there was also a compliance piece for consequences of failure to comply.

VOTE: The motion carried 4-0 (Ramirez, Stoker, Pantoya absent)

- C. First Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS TO VACATING OF AN ALLEYWAY.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Rikhof

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0 (Ramirez, Stoker, Pantoya absent)

- D. Downtown Walking Tour.** The Mayor invited Council and the public to a downtown walking tour this Wednesday at 8:00 p.m.

**E. Committee/Board Reports**

1. Senior Center Advisory Board (Council Member Velasquez):
  - Have 519 members as of June 27<sup>th</sup>.
  - As soon as the Senior Center is back up to staff, the idea of renting the facility will be re-visited.
  - The La Junta City Transit and Southeast Transit are offering free fares for the months of July and August.
  - The Senior Center will be closed on the 4<sup>th</sup> of July.

**F. Interim City Manager Comments**

- There were over thirty vendors and over 500 people registered during the AMR Safety Jam at the City Park on Saturday. It was a great turn out. Thanks to everyone involved.
- The Library is going strong. Through June, there have been over 1304 people using the different programs. The Reading Program has a total of 335 people signed up so far.
- The Youth Core Group will be doing some landscaping and other work this week at the Brick & Tile Park.
- Due to the heat and high electric usage, there has been a lot of extra strain on the inner workings of the electrical system causing transformer issues.
- The Water Department is monitoring the main water line that runs from the Distribution Plant out to the Industrial Park. The line runs underneath the Arkansas River. With the extra rain that’s been happening above us and the snow melt, there’s a lot more pressure on this line.
- The Street Department has been painting the parking spots downtown.
- The project at 14<sup>th</sup> and Bradish Avenue has been completed.

## CITY COUNCIL MEETING – July 1, 2024

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- One of the water pumps on 1<sup>st</sup> Street now has a float switch.
- Fourth of July is right around the corner. There will be extra police out patrolling.
- The Police Department has received some money to purchase four ebikes to help patrol the trail, special events and the parks. They are specialized bikes that require extensive training.
- The Fire Department did the Bucket Brigade in reference to helping make sure that you put your fireworks in water for twenty minutes after you use them. Lewis Bolt, Sutherlands, and La Junta Trading donated 150-170 buckets. They were all given out with an hour and a half.
- Almost \$450 was raised over the weekend for the K-9 program.

### G. City Attorney Comments

- **Ballot Issue Process:** Basically, you have to submit a form of the petition to the City Clerk for approval. There is a certain number of days for the clerk to approve. If there's a problem, it would be sent back to have those problems revised. Once it's approved, the party who wrote the petition has to seek signatures from 15% of the electorate who voted in the previous election. When the petition has been successfully completed and certified by the City Clerk, it then is placed on the ballot. It's important to remember that there are timelines and deadlines for this process.

### H. Governing Body Comments

1. Council Member Rikhof:
  - The math comment was in regards to the large gap between what the conduit was proposed to cost vs what was already identified.
  - Family was recently flocked by the Southeast Colorado Creative Partnership. Appreciate the fundraiser and the work that they do.
  - Attended the Colorado Municipal League meeting, along with Paul and Erin. There was a tremendous amount of information and opportunity to share ideas of local government with fellow peers who cared about making healthy cities and town in Colorado.
  - Many takeaways: getting a youth board going, a workshop about including disability and a presentation about the budget process.
    - The input from the City Council should come on the front end of the process, not in the middle and not at the end. Joe's downtown walking tour is a great start but would like to suggest there be a town hall style discussion about what the city council members budget priorities are. (Discussion continued.)
  - Have questions and suggestions on Economic Development. Very interested in looking at some of the tax revenues; sales tax has impacted both local businesses and the entities that were promised be kept around because of the passage of 2A.
  - Next Ward 3 meeting will be Monday, July 8 at the Brick & Tile park at 6:00 p.m.
2. Council Member Ochoa:
  - Talked about the ordinance on weeds. Take a look at your yards and your businesses. Have been getting messages and calls from people who aren't even in her ward. Have a short list and will make sure there's communication and a resolution of the problem. Not going to have dilapidated buildings and weeds growing all over in the alleyways or homes.

Mayor Ayala: The topic of the mosquito truck is online. There are only certain times they can go out. It can only do so much. Just because you didn't see the truck doesn't mean that it wasn't out.

3. Council Member Velasquez:
  - The tree at Quickees is a dangerous situation.
  - Shout out to Martin Montoya who does an excellent job on the projects he's working on with the limited budget he has to work with and for working on the pumps on 1<sup>st</sup> Street.

**CITY COUNCIL MEETING – July 1, 2024**

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There being no further business, the regular meeting adjourned at 7:01 p.m.

**ATTEST:**

**CITY OF LA JUNTA**

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Melanie R. Scofield, City Clerk

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Joseph Ayala, Mayor

**ORDINANCE NO. 1665**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1242  
(THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS  
CONCERNS VACATING OF AN ALLEYWAY**

**WHEREAS**, the Planning Commission of the City of La Junta has recommended that certain changes be made to Ordinance Number 1242;

**WHEREAS**, the Planning Commission of the City of La Junta has recommended vacating of an alleyway on the below described tract of land;

**NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF LA JUNTA AS FOLLOWS:**

**SECTION 1.** That the zoning map which is part of Ordinance Number 1242 be amended as follows:

Lots 1 through 10, Block 4, Sun Valley Manor, being a part of Section 10, Township 24, Range 55 West of the 6thh P.M., as shown by the recorded plat thereof in Otero County, Colorado.

**SECTION 2.** That said lands be zoned "R-3".

**SECTION 3.** That the alleyway running north and south between Lots 1 through 5, Block 4, Sun Valley Manor on the West and Lots 6 through 10, Block 4, Sun Valley Manor on the East is hereby vacated.

**SECTION 4.** A copy of this ordinance shall be recorded on the records of Otero County, Colorado.

**PASSED** on First Reading this 1<sup>st</sup> day of July, 2024.

**ADOPTED AND APPROVED** as amended this 15<sup>th</sup> day of July, 2024.

**CITY OF LA JUNTA**

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Joseph Ayala, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk



**ORDINANCE NO. 1666**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE GENERAL FUND, INTERNAL SERVICE FUND, ELECTRIC FUND, WATER FUND, WASTE WATER FUND, AND SANITATION FUND FOR THE CALENDAR YEAR 2024.**

**FACT 1**, the City of La Junta has adopted a budget for the calendar year 2024; and

**FACT 2**, various funds anticipate expenditures and other changes not otherwise anticipated at the time of the creation of the 2024 budget; and

**FACT 3**, the Utility Board of Commissioners has recommended approval for the utility enterprise funds; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO AS FOLLOWS:**

<u>GENERAL FUND</u>	Expense	Insurance (CIRSA)	25,000.00
		Equipment Maint	<u>18,800.00</u>
	Revenue	Donation	18,800.00
		Retained Earnings	25,000.00
<u>INTERNAL SERVICES</u>	Expense	Capital Outlay (Equipment)	75,000.00
		Insurance (CIRSA)	<u>12,500.00</u>
	Revenue	Retained Earnings	87,500.00
<u>PROPERTY MGMT</u>	Expense	Insurance (CIRSA)	<u>20,200.00</u>
	Revenue	Retained Earnings	20,200.00
<u>ELECTRIC FUND</u>	Expense	Capital Outlay (Vehicles)	11,000.00
		Insurance (CIRSA)	<u>25,000.00</u>
	Revenue	Retained Earnings	36,000.00
<u>WATER FUND</u>	Expense	Grant Expense	300,000.00
		Insurance (CIRSA)	24,100.00
	Revenue	Grant Revenue	300,000.00
		Retained Earnings	24,100.00
<u>WASTE WATER</u>	Expense	Grant Expense	296,000.00
		Insurance (CIRSA)	10,400.00
	Revenue	Grant Revenue	296,000.00
		Retained Earnings	10,400.00
<u>SANITATION</u>	Expense	Capital Outlay (Vehicles)	325,600.00
		Insurance (CIRSA)	2,100.00
	Revenue	Retained Earnings	327,700.00

**PASSED** on first reading this 15<sup>th</sup> day of July, 2024.

**ADOPTED** and approved as this \_\_\_\_ day of August, 2024.

**CITY OF LA JUNTA**

Joseph Ayala, Mayor \_\_\_\_\_

**ATTEST:**

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Melanie R. Scofield, City Clerk