

## 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  
August 5, 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 15, 2024

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

INFORMATION

A. East Otero School District Superintendent (James "Reece" Blincoe)

UNFINISHED BUSINESS

A. City Manager Search (Mayor) (Information)

B. Second 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)

NEW BUSINESS

A. A Resolution Declaring the City's Participation in the Jump Start Program (City Attorney) (Action)

B. A Resolution Concerning the Petition for Annexation Filed by Pamela Sisson (City Attorney) (Action)

C. Committee/Board Reports

D. Interim City Manager Comments

E. Governing Body Comments

F. ADJOURN

*Subject to approval at  
the August 5, 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 15, 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:

- Damon Ramirez, Ward 1
- Paul Velasquez, Ward 1
- Jeremiah Stoker, Ward 2
- Joe Ayala, Mayor
- Lisa Pantoya, Ward 3
- Maureen Rikhof, Ward 3

Absent: Chandra Ochoa, Ward 2

- Also present:
- Brad Davidson, Interim City Manager
  - Erin Harris, City Attorney
  - Melanie Scofield, City Clerk
  - Todd Quick, Chief of Police
  - CaSandra Thomas, La Junta
  - Elaine McIntyre, La Junta
  - Nancy, Bennett, La Junta
  - Brittany/Jason Baylor, La Junta
  - Norma Haugen, La Junta
  - Everett Ediger, La Junta
  - Susan Dietrich, La Junta
  - Gary Cranson, UB Chairman
  - 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 July 1, 2024. The mayor asked for a motion to approve the minutes as published.

**MOTION TO ACCEPT THE JULY 1, 2024 MINUTES AS PUBLISHED:** Ramirez

**SECOND:** Pantoya

**DISCUSSION:** There was no discussion

**VOTE:** The motion carried 6-0 (Ochoa absent)

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

1. There was no citizen participation.

**REPORTS**

**A. Citizen Academy.** Chief Quick invited council members and the public who have not attended a Citizen’s Academy to attend the upcoming one beginning Tuesday, August 20<sup>th</sup> at 6:00 p.m. or 7:00 p.m. It will be at the training facility at the Industrial Park. They will meet two times per week and it will last for six weeks.

**CITY COUNCIL MEETING – July 15, 2024**

- B. Plays in the Park.** Bethany Taullie, director of Plays in the Park, which is a K-12 theatre program in La Junta, invited everyone to this summer's production. The Little Mermaid Jr. is a two-week camp. Production dates are July 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> at 7:00 p.m. at the La Junta Live Well Park. General admission is \$10.00. Gianna Ayala, who plays Ariel, sang for those in attendance.
- C. Downtown Walking Tour.** Mayor Ayala asked those who participated to look at three different areas: 1) safety, 2) how would visitors view the downtown, and 3) would a prospective business come to our downtown. Following are some highlights:
- Traffic does not stop for pedestrians
  - Curbs outside the City building, the north side pavement are broken up
  - Lots of debris built up from the businesses downtown
  - Low hanging branches on several trees over sidewalks
  - Some awnings are dilapidated
  - The fence going on to the sidewalk at the Plaza Building
  - Lots of lighting was out
  - Homeless in our downtown area
- City Attorney Harris: Created a summary of five cities throughout Colorado who have various anti-camping ordinances. Some are very bare bones and others are very detailed. There was lengthy discussion amongst the council.

**UNFINISHED BUSINESS**

- A. City Manager Search.** There are two finalists for the City Manager. They will get to meet with the public, the search committee and the council.
- 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.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Rikhof

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ochoa absent)

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

- 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.** 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 HALL OF FAME TO BE HELD OCTOBER 5, 2024 FROM 8:00 A.M. TO 11:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ochoa absent)

- 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 11:00 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 15, 2024**

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THEIR 13<sup>TH</sup> ANNUAL MONSTER BASH DANCE AND COSTUME PARTY TO BE HELD OCTOBER 26, 2024 FROM 8:00 A.M. TO 11:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ochoa absent)

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.** 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 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: Pantoya

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ochoa absent)

- 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.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Velasquez

SECOND: Stoker

DISCUSSION: Council Member Rikhof expressed concern for the large mid-year supplemental and that the council is not doing their due diligence during the budget process.

VOTE: Those voting YES: Ramirez, Velasquez, Stoker, Ayala, Pantoya

Those voting NO: Rikhof

The motion carried 5-1 (Ochoa absent)

**C. Committee/Board Reports**

1. Utility Board (Council Member Velasquez):

- The standing water at Hwy 109 and Vine in North La Junta is river water seeping up to ground level.
- Deadline for the lead and copper survey is October 15<sup>th</sup>.
- The board will be sitting back and being patient with the Ark Valley Conduit given the tremendous price increase.
- Electric department conducted bucket and pole rescue training with all the ARPA members.
- The electric crew worked on an energized pole at 10<sup>th</sup> and Carson Avenue so that 1,200 people would not be affected by an outage.
- Have already reached a 21-megawatt demand on the electrical system.
- Trash trucks should be arriving this week.
- Commercial businesses are encouraged to lock their dumpsters if homeless are digging through them. It's not up to the sanitation department to go back and clean it up.
- One pump on 1<sup>st</sup> Street is now on full auto.

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**F. Interim City Manager Comments**

- The second pump on 1<sup>st</sup> Street is now on the float device. The shed cover has also been built.
- Finishing the last leg of the intersection at 2<sup>nd</sup> Street and Carson Avenue. Will pour the pan tomorrow and do the asphalt next week.
- The bridge has been removed at the Brick and Tile Park for safety concerns. We're in a good replacement program right now. Will be able to get funding. Went back to the engineers to re-design the bridge.
- Received another thirty-day extension for the website. The target date is August 31<sup>st</sup>.
- Some upgraded changes have been made to the utility website.
- On July 30, 2024, there will be an open public engagement with the department supervisors at the La Junta Senior Center from 5:30 p.m. to 7:00 p.m.
- Cemetery stats:
  - Four employees
  - 44 acres
  - Over 14,000 headstones
  - 300+ trees
  - Water lines at least eighty years old
  - No sprinkler system
  - About 2/5 of the water lines have been replaced

**G. Governing Body Comments**

1. Council Member Velasquez:
  - Clean Valley Recycling requested a rate increase from \$7.00 to \$9.00 effective September 1, 2024.

There being no further business, the regular meeting adjourned at 7:11 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. 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	18,800.00
	Revenue	Donation	18,800.00
		Retained Earnings	25,000.00
<u>INTERNAL SERVICES</u>	Expense	Capital Outlay (Equipment)	75,000.00
		Insurance (CIRSA)	12,500.00
	Revenue	Retained Earnings	87,500.00
<u>PROPERTY MGMT</u>	Expense	Insurance (CIRSA)	20,200.00
	Revenue	Retained Earnings	20,200.00
<u>ELECTRIC FUND</u>	Expense	Capital Outlay (Vehicles)	11,000.00
		Insurance (CIRSA)	25,000.00
	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 5<sup>th</sup> day of August, 2024.

**CITY OF LA JUNTA**

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

**ATTEST:**

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Melanie R. Scofield, City Clerk

**RESOLUTION NO. R-10-2024**

**A RESOLUTION DECLARING THE CITY'S  
PARTICIPATION IN THE JUMP START PROGRAM**

**WHEREAS**, the City Council of the City of La Junta desires to promote economic development within the City by attracting private enterprises to stimulate local economic development, resulting in the creation and maintenance of employment opportunities for the citizens of the City; and

**WHEREAS**, C.R.S. 39-30.5-101 provides for establishing a Rural Jump Start Zone in an economically distressed county approved by the Economic Development Commission; and

**WHEREAS**, Otero Junior College and Adams State University have been assigned to CITY as designated institutions of higher education; and

**WHEREAS**, C.R.S. 30-11-123 provides that the Taxing Authority may negotiate incentive payments to taxpayers who establish new business facilities or who expand existing business facilities for such purposes; and

**WHEREAS**, a "New Business" is defined as (1) a business that is a startup not yet operating; (2) a business based outside Colorado, not currently operating in Colorado; (3) a new joint venture between companies which may or may not be currently operating in Colorado; (4) a newly created division of a company, and

**WHEREAS**, the "rebate" of property taxes anticipated for use by the Jump Start Program does not affect any taxes paid by any business other than a "new business"; and

**WHEREAS**, the related does not apply to City-imposed Sales Tax imposed on the "new business";

**WHEREAS**, pursuant to C.R.S. 30-11-123, the CITY will provide a 100% personal property tax rebate on CITY's portion of a New Business's personal property taxes collected as concerns the Facility for up to an eight-year period; and



**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of La Junta that:

1. The CITY agrees to participate in the Colorado Rural Jump Start Zone program by offering tax relief to all companies that are approved for participation in the Rural Jump-Start Zone program by the designated institute of higher education and the Colorado Economic Development Commission; and
2. That such tax relief will take the form of a 100% rebate of the City's portion of the county business personal property tax to such companies defined as "new business" in Section 39.30.5 - 101 et. Seq. C.R.S. for up to eight years per company; and
3. That while the zone will ultimately be created by a designated institute of higher education at a later date, the City agrees to participate in the Rural Jump-Start zone program in all its incorporated areas.
4. The course of this participation, the City of La Junta does hereby agree to provide incentive payments, exemptions, or refunds, as appropriate, for 100% of the municipal business personal property tax imposed on all new businesses that are approved by the Colorado Economic Development Commission to participate in the Rural Jump-Start program, for as long as the Colorado Economic Development Commission designates these new businesses as approved for the Rural Jump-Start program.

**ADOPTED AND APPROVED** this 5<sup>th</sup> day of August, 2024.

**CITY OF LA JUNTA**

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Joseph Ayala, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk

**RESOLUTION NO. R-11-2024**

**A RESOLUTION CONCERNING THE PETITION FOR  
ANNEXATION FILED BY PAMELA SISSON**

**WHEREAS**, a Petition for Annexation has been filed requesting an annexation of portions of the following described land:

PART OF THE NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , SEC. 14, T.24S., R.55W., OF THE 6<sup>TH</sup> P.M., County of Otero, State of Colorado.

said Petition having been filed by PAMELA SISSON; and

**BE IT THEREFORE RESOLVED** that the Petition for Annexation of land, filed by PAMELA SISSON, is hereby received and that annexation proceedings are hereby authorized to be undertaken.

**ADOPTED** the 5<sup>th</sup> day of August, 2024.

**CITY OF LA JUNTA**

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Joseph Ayala, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk