

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



AMENDED

AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

September 3, 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 August 19, 2024

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

UNFINISHED BUSINESS

A. City Manager Search (Mayor) (Information)

B. Second Reading/AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE INTERNAL SERVICE FUND FOR THE CALENDAR YEAR 2024 (City Attorney) (Action)

NEW BUSINESS

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

B. First Reading/AN ORDINANCE CONCERNING AN ANNEXATION FOR PROPERTY OWNED BY PAMELA SISSON (City Attorney) (Action)

C. First Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS AN APPLICATION FOR ANNEXATION BY PAMELA SISSON (City Attorney) (Action)

D. First Reading/AN ORDINANCE CONCERNING CAMPING WITHIN CITY LIMITS (City Attorney) (Action)

E. Committee/Board Reports

F. Interim City Manager Comments

G. Governing Body Comments

H. ADJOURN

*Subject to approval at
the September 3, 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, August 19, 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
Jeremiah Stoker, Ward 3
Joe Ayala, Mayor
Chandra Ochoa, Ward 2
Maureen Rikhof, Ward 3

Absent: Damon Ramirez, Ward 1
Lisa Pantoya, Ward 3

Also present: Brad Davidson, Interim City Manager
Erin Harris, City Attorney
Melanie Scofield, City Clerk
Brock Hinkhouse, Director of Parks/Rec.
Josh Harris, La Junta
Dave Jacob, La Junta
Chad Penner, La Junta
John Smith, La Junta
Erika Lively, La Junta
Nancy Bennett, La Junta
Douglas Golding, La Junta
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 August 5, 2024. The mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE AUGUST 5, 2024 MINUTES AS PUBLISHED: Rikhof

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ramirez and Pantoya absent)

INFORMATION

A. Eagle Scout (John Smith, Troop 232): Having a food drive for his Eagle Scout project. It will benefit the Rocky Ford Food Share Program. Will be hosting some food drives to collect canned foods and non-perishable foods. He has already hosted one food drive that was very successful. There are three more food drives scheduled: August 24th, D.O.C. Barbershop, La Junta; September 22nd, The Frontier Diner, Cheraw; and September 28th, The Clothespin Laundry, La Junta. There is a donation box set up at the Rocky Ford High School. Monetary donations will be used to purchase additional canned foods and non-perishable foods.

CITY COUNCIL MEETING – August 19, 2024

- B. La Junta Cemetery (Brock Hinkhouse, Director of Parks/Rec.):** Answered some questions regarding maintenance of the cemetery.

Lawn Care

- Last year was an extremely wet spring and the cemetery was gorgeous. This spring has been dry, windy and a little warmer.
- There is not a sprinkler system. The nicest cemetery in the Valley is in Las Animas, which is a private district with a sprinkler system.
- Watering has to be done during working hours into the evening. Then an employee goes back out to shut the water off. It's not very efficient.
- Water lines have to be replaced that are 80–90 year-old cast iron. As they have been being replaced, there has been chunks of the line missing.
- Water line replacement has been being done for about 8-10 years at a cost of around \$15,000 per budget. They are about 2/5 done with the replacement.

Ground Maintenance

- Fertilize and aerate twice a year.
- There is a combination of around fifteen different types of grasses from Bermuda to Bluegrass to Fescue.
- Bermuda will get green later in the year and brown up in the fall quicker than the rest.

Decorations on the Graves

- There are over 14,000 graves with only four gentlemen to weed eat around each headstone.
- The volume of decorations that there are creates a challenge. Even though its not allowed in the bylaws, it's been allowed to go on for a long time. At this point, there's no plans to do anything different.
- Through this summer, the grass has grown up through the decorations about 8-10 inches.
- For the last eight years, the decorations have been removed from the headstone to weed eat. The old, faded and damaged decorations are thrown away. The others are put in a bag and placed on the headstone.
- The cemetery has to be cleaned of things that are hanging around those headstones.

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

1. David Jacob, 4202 San Juan Avenue: Is concerned about the homeless problem. There's got to be something done or it's just going to get worse. If there aren't rules to be enforced, there will be more and more issues.

UNFINISHED BUSINESS

- A. City Manager Search.** One finalist was interviewed for City Manager. He met with the selection committee first, then the public at large, and then the City Council. After deliberations with the council, it was decided not to proceed with Mr. Comiskey at this time. The search will go back out. There will be no additional professional costs with the continued search, just some advertising costs. We have a wonderful Interim City Manager who gives us the flexibility to be able to do this and not be forced to select just any candidate.

Some changes were made to the listing and it should go out on Wednesday. One of the changes was to open it up to non-traditional candidates. The council did listen to a lot of feedback from the public after the first meeting with the candidate. All angles were looked at. With the research that was received from SGR, the council was able to make an informed decision.

CITY COUNCIL MEETING – August 19, 2024**NEW BUSINESS**

- A. Application for a Special Event Permit by La Junta Chamber of Commerce, Christina Tozzie, Event Manager. The event is Early Settlers Day to be held September 7, 2024 from 4:00 p.m. to 11:59 p.m. at the City Park Tennis Courts.** 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 LA JUNTA CHAMBER OF COMMERCE FOR EARLY SETTLERS DAY TO BE HELD SEPTEMBER 7, 2024 FROM 4:00 P.M. TO 11:59 P.M. AT THE CITY PARK TENNIS COURTS: Rikhof

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 4—0 (Ramirez and Pantoya absent; Ochoa abstained)

- B. First Reading/AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE INTERNAL SERVICE FUND FOR THE CALENDAR YEAR 2024.** The ordinance was introduced by title only, there being copies available to those in attendance. Interim City Manager Davidson explained that this is a one-man operated machine with multiple functions. A few of the items it has are: brushes on the front to sweep, a large vacuum to pick up leaves and debris, a small water tank and a high-pressure washer that can be used for graffiti removal. Getting the right equipment for the right job helps eliminate wasting man hours on one project.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Ochoa

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ramirez and Pantoya absent)

C. Committee/Board Reports

1. Utility Board (Council Member Velasquez):

- Congratulated Jan Fisher and Keith Manweiler who are retiring on August 30th.
- The RO Plant acquired a significant break in the chlorine line on July 3rd. It was found and repaired quickly.
- The Water Department is applying for a grant to test for PFAS.
- They are also helping to initiate the County Agricultural and Municipal Partnership Project. It's a holistic approach to deal with high levels of naturally occurring contaminants.
- Raul Ortiz will be the new Water Quality Technician. Chris Menges is leaving for a new job opportunity.
- The Electric Department replaced two poles due to automobile crashes. One at Highway 50 and Lewis Avenue and the other at Highway 50 and Belleview Avenue.
- Maintenance was performed at the Rodeo Grounds for the 87th Kids Rodeo.
- On July 15th, we were asked to shed some of the electrical load off the system due to Tri-State having transmissions issues.
- This past Sunday on the 18th, there was a planned maintenance outage at 4:00 a.m.

2. Planning Commission (Mayor Ayala):

- Approved one annexation for Mrs. Sisson at the end of Raton Avenue.

F. Interim City Manager Comments

- The new city website should go live on August 30th around 5:00 p.m.
- Received the final and approved stamped plans from Dibble Engineering for the bridge at Brick & Tile Park.
- Last Saturday was Dog Days at the pool. They had around 25 dogs.
- Hats off to the city departments who have been working out in the heat and getting up early to work on their projects.

CITY COUNCIL MEETING – August 19, 2024

Mayor Ayala: Martin and his crew will be cutting weeds tomorrow along Highway 50.

G. Governing Body Comments

1. Council Member Velasquez:
 - Reminder that schools are back in session.

2. Council Member Rikhof:
 - Looking forward to starting the Police Citizen Academy tomorrow night.

There being no further business, the regular meeting adjourned at 6:41 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor

ORDINANCE NO. 1667

**AN ORDINANCE MAKING SUPPLEMENTAL
APPROPRIATIONS TO THE INTERNAL SERVICE 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 equipment will save time and money as well as be more efficient in the overall maintenance of our parks; and

NOW, THEREFORE, BE IT ORDAINED, the City Council of the City of La Junta approves the changes as follows:

<u>INTERNAL SERVICES</u>	Expense	Capital Outlay (Equipment)	<u>147,800.00</u>
	Revenue	Retained Earnings	147,800.00

PASSED on first reading this 19th day of August, 2024.

ADOPTED and approved as this 3rd day of September, 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-12-2024

A RESOLUTION CONCERNING THE ANNEXATION FILED BY PAMELA SISSON

WHEREAS, the Planning Commission of the City of La Junta has held a public hearing on August 15, 2024 concerning the Petition for Annexation filed by Pamela Sisson, concerning certain lands; and

WHEREAS, after hearing the City Council of La Junta finds as follows:

1. The applicable sections of Section 31-12-104 entitled "Eligibility for Annexation", and the applicable sections of Section 31-12-105 entitled "Limitations" have been met;
2. That there is no requirement of an election pursuant to the terms of 31-12-107(2); and
3. The terms of 31-12-107(1)(g) are applicable and controlling.
4. That all other requirements of the Petition for Annexation having been met;

WHEREAS, the recommendation of the Planning Commission is that the sites described above and in the Petition for Annexation should be annexed into the City, zoned "R-1A".

WHEREAS, the Petition for Subdivision should be granted.

BE IT RESOLVED that the above findings are made absolute.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1668

**AN ORDINANCE CONCERNING AN ANNEXATION FOR
PROPERTY OWNED BY PAMELA SISSON**

WHEREAS, there was filed with the City Council of the City of La Junta, Colorado, a Petition for Annexation and Subdivision to the City of La Junta, the real estate in this Ordinance described; and

WHEREAS, said territory is eligible for annexation under the provisions of Colorado Revised Statutes 1973, Chapter 31, Article 12, and said Petition and documents and maps thereto attached comply with the requirements of Colorado Revised Statutes 1973, 31-12-104 and 31-12-105; and

WHEREAS, the Petition is in substantial compliance of Colorado Revised Statutes 1973, 31-12-107;

WHEREAS, the owner of 100 percent of the area to be annexed has petitioned for annexation;

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

Section 1. All proceedings for the annexation of the City of La Junta, Colorado, of the lands hereinafter described are approved.

Section 2. There is hereby annexed to the City of La Junta, Colorado, real estate described as follows, to-wit:

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

Section 3. The City Clerk of the City of La Junta is hereby directed, upon final passage and approval of this Ordinance to keep on file in her office, a map or plat of the annexed territory, and to file two copies of said map or plat and two certified copies of said ordinance with the County Clerk and Recorder of Otero County, Colorado; one copy of the Ordinance and the map to be retained by the Clerk and Recorder and the other copy of the Ordinance and map to be filed with the Division of Local Government of the Department of Local Affairs.

PASSED on first reading this 3rd day of September, 2024.

ADOPTED AND APPROVED on second reading and final reading this _____ day of September, 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1669

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1242
(THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA
AS CONCERNS AN APPLICATION FOR ANNEXATION BY
PAMELA SISSON**

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

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

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

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

Section 2. That said lands be zoned "R-1A".

PASSED on first reading this 3rd day of September, 2024.

ADOPTED AND APPROVED this ____ day of September, 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1670

AN ORDINANCE CONCERNING CAMPING WITHIN CITY LIMITS

WHEREAS, the City Council of La Junta wishes to be respectful and welcoming to all people staying, living, and working within our community; as well as to promote goodwill and respect for La Junta's current businesses in addition to those new businesses that might choose to make a start in our City; and to cultivate a safe and inviting environment for all those choosing to live, work, and play in our City; and

WHEREAS, the Council finds that sleeping and camping on streets, sidewalks, parking lots, alleys, and open spaces within the City poses a risk to public health and safety, detracts from current business and attraction of new business, and detracts from the overall appearance and perception of the City and therefore should not be permitted; and

WHEREAS, the Council finds that camping on City-owned property should be restricted to established campgrounds in order to promote the public health and safety of residents and campers, to preserve City property, and to encourage camping in areas with sufficient infrastructure to support the camping; and

WHEREAS, the Council held a public work session on July 23, 2024 to discuss the City's concerns regarding camping and seeking public input on the contents of a new ordinance; and

WHEREAS, the Council finds that it is in the best interest of the residents and businesses of the City to take action against unauthorized sleeping and camping within the City of La Junta,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Junta, that the City Council amend Title 9, Section V to add two new sections as follows:

9.08.204: CAMPING ON PUBLIC PROPERTY PROHIBITED:

- A. It is unlawful for any person to camp on any public property, except as may be specifically authorized by the appropriate governmental authority.
- B. For purposes of this section "camp" or "camping" means to use the public area for living accommodation including, but not limited to, the activities and circumstances listed below. These activities and circumstances may be considered in determining whether reasonable grounds for belief have arisen that a person has "camped" or is "camping" in violation of this section.
 - i. Sleeping or preparing to sleep, including the lying down of bedding for the purpose of sleeping.

- ii. Occupying a shelter out of doors. "Shelter" shall mean any cover or protection from the elements other than clothing, such as a tent, shack, sleeping bag, or other structure or material.
- iii. The presence or use of a campfire, camp stove or other heating source or cooking device.
- iv. Keeping or storing personal property.

9. 08.205: CAMPING AND WASTE DEPOSIT WITHIN PUBLIC STREAM/PUBLIC STREAM RIPARIAN ZONE PROHIBITED:

- A. For the purposes of this section the following terms are defined as:
 - i. STREAM: Means natural, altered or improved channels that have seasonal or continuous water flows as a result of surface sources, stormwater runoff or groundwater influx, or naturally occurring or manmade bodies of water surrounded by land in which water is confined. Streams include channels, canals, streambeds, streambanks, drainageways, floodways, arroyos, holding and silting basins, reservoirs, lakes and ponds.
 - ii. STREAM RIPARIAN ZONE: Means the public land area that extends one hundred feet (100') away from the edge of the streambank.
 - iii. STREAMBANK: Means the terrain alongside a stream between which the flow of water or body of water is confined.
 - iv. WASTE: Includes but is not limited to: any and all rubbish; unused, rejected and/or discarded material(s); feces; garbage; trash; debris or other foreign substances, solid or liquid of every form, size, kind and description.
- B. It is unlawful for any person to camp, as that term is defined in section 9.08.204 of this part, within any public stream and/or public stream riparian zone, except as may be specifically authorized by the appropriate government authority.
- C. No person shall be cited for a violation of subsection B of this section unless the person engages in conduct prohibited by subsection B of this section after having been notified by a law enforcement officer that the conduct violates subsection B of this section.
- D. It is unlawful for any person to knowingly or recklessly deposit, place, or permit to be deposited or placed any waste within any public stream and/or public stream riparian zone unless:
 - i. The area is designated by the State or any of its agencies or political subdivisions, including the City, for the disposal of the waste and the person is authorized by the proper public authority to so use the property; or
 - ii. The waste is placed in a receptacle or container used within the area for the purpose.

PASSED on first reading this 3rd day of September, 2024.

ADOPTED AND APPROVED this ____ day of September 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

Attest:

Melanie R. Scofield, City Clerk