

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
October 21, 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 October 7, 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 OF THE CITY OF LA JUNTA ESTABLISHING A BOARD OF APPEALS (City Attorney) (Action)

NEW BUSINESS

A. Approval of the 2025 Proposed Budget (City Attorney) (Action)

1. A Resolution Approving the 2025 Proposed Budget

2. First Reading/AN ORDINANCE FIXING THE MILL LEVY FOR ASSESSMENT OF VALUATIONS FOR THE YEAR ENDING ON DECEMBER 31, 2024 (FISCAL YEAR, 2025)

3. First Reading/THE ANNUAL APPROPRIATION ORDINANCE: APPROPRIATING SUMS OF MONEYS TO DEFRAID EXPENSES AND LIABILITIES OF THE CITY OF LA JUNTA, COLORADO FOR THE CITY'S FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING ON DECEMBER 31, 2025

B. Board Appointments (Mayor) (Action)

1. Appoint Bob Fowler to the Board of Appeals

2. Appoint Raymond Martenson to the Board of Appeals

3. Appoint Bob May to the Board of Appeals

4. Appoint Trevor Herasingh to the Board of Appeals

5. Appoint Ed Harris to the Board of Appeals

C. Committee/Board Reports

D. Interim City Manager Comments

E. Governing Body Comments

F. ADJOURN



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

CALL TO ORDER: The regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Ayala on Monday, October 7, 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
- Chandra Ochoa, Ward 2
- Lisa Pantoya, Ward 3
- Maureen Rikhof, Ward 3

Absent: none

- Also present:
- Brad Davidson, Interim City Manager
 - Erin Harris, City Attorney
 - Melanie Scofield, City Clerk
 - Angela Ayala, La Junta
 - Dalina Leon, La Junta
 - Susan Frankmore, La Junta
 - John Jimenez, La Junta
 - Nancy Bennett, La Junta
 - Adrian Hart, SECO News
 - Bette McFarren, RF Gazette

MINUTES OF PREVIOUS MEETINGS: Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of September 16, 2024. Hearing none, the mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE SEPTEMBER 16, 2024 MINUTES AS PUBLISHED: Ramirez

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

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

1. Angela Ayala, 1514 San Juan Avenue: The Tarantula Fest was last weekend and was a very successful event. Thanked the City of La Junta crews and all involved.

UNFINISHED BUSINESS

- A. **City Manager Search.** Applications are closed. Received a total of ten – five from Kansas, two from Colorado, two from Oklahoma and one from Pennsylvania. No one local. Meetings are being planned for either late this week or next week with the Search Committee.

CITY COUNCIL MEETING – October 7, 2024

NEW BUSINESS

A. Liquor Licenses

1. **Set for Hearing/Application for a Hotel & Restaurant Liquor License by Steakhouse La Junta LLC, d/b/a Steakhouse La Junta, 27866 Frontage Road.** The City Attorney set this matter for a Public Hearing on Monday, November 18, 2024 at 6:00 p.m.
2. **Application for Change of Location of a Retail Liquor Store by J & S Liquor LLC, d/b/a J & S Liquor Store, from 302 E. 1st Street to 420 E. 1st Street.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the premises have been posted. The City Attorney recommends approval.

MOTION TO GRANT A CHANGE OF LOCATION OF A RETAIL LIQUOR STORE BY J & S LIQUOR LLC, D/B/A J & S LIQUOR STORE, FROM 302 E. 1ST STREET TO 420 E. 1ST STREET: Rikhof

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. **Application for Modification of Premise by Walmart Inc., d/b/a Walmart #1384, 6 Conley Road.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the City Attorney recommends approval.

MOTION TO GRANT A MODIFICATION OF PREMISE BY WALMART INC., D/B/A WALMART #1384, 6 CONLEY ROAD: Rikhof

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

4. **Application for Renewal of a Tavern Liquor License by Ross V. Leyba, d/b/a B.J.s Sports Bar, 10 E. 2nd Street.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the City Attorney recommends approval.

MOTION TO GRANT A RENEWAL OF A TAVERN LIQUOR LICENSE BY ROSS V. LEYBA, D/B/A B.J.S SPORTS BAR, 10 E. 2ND STREET: Stoker

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

- B. **A Resolution Approving the Sale of Real and Personal Property to Lewis Bolt.** This is a small piece of land that is about 7,000 square feet surrounded by property owned by Lewis Bolt and they offered to purchase it from us. This is their facility by the old new addition. Resolution No. R-13-2024 was presented for the council's consideration.

MOTION TO ADOPT RESOLUTION NO. R-13-2024: Rikhof

SECOND: Velasquez

DISCUSSION: In addition to the 7,000 square feet, the City owned a building there. That's why the resolution refers to both real and personal property.

VOTE: The motion carried 7-0

CITY COUNCIL MEETING – October 7, 2024

- C. First Reading/AN ORDINANCE OF THE CITY OF LA JUNTA ESTABLISHING A BOARD OF APPEALS.** Last year when the zoning code, Chapter 17 of our Municipal Code, was adopted, we discontinued using the Board of Adjustment but we still need a quasi-judicial body to hear discrepancies from people who wish to appeal decisions regarding zoning issues. 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: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

D. Committee/Board Reports

1. Senior Citizens Advisory Board (Council Member Velasquez):
 - Currently have 509 members.
 - There are no dances at the Senior Center.
 - Still trying to find a bus driver.
 - Dawn is starting to work on the AARP Age Friendly Community Plan.
 - There will be a salsa contest on October 18th. There will be three heat categories for cooked and uncooked.
 - The advisory board meeting is open to the public and is held on the first Thursday of the month at 10:00 a.m.

E. Interim City Manager's Comments

- Tomorrow night, Mr. Jackson will be out at the airport with the FAA conducting flight testing on the new NAVAID project to get it commissioned.
- Working on new breakers at the Light Plant and getting pricing on replacement breakers.
- Had a couple of power outages over the weekend. One at the Industrial Park and the other on the east side of town. Both resulted from birds.
- The Cemetery did some aerating, overseeding, and using lots of water to try to get the grass set for the winter.
- Fire Prevention Week is this week. The motto this year is "Smoke Alarms, Make Them Work For You."
- The new sweeper machine came in last week. It has a power washer, vacuum and scrubbing brushes. It was used for the normal maintenance of the trail. What would take three guys almost five hours, only took one guy around forty-five minutes.
- The new painting machine was used at the soccer practice field by the Kiva. It only took twenty-two minutes instead of the normal two or three hours. There was also time to do the football field at Veterans. That took a little over an hour and normally takes three guys three hours to complete.
- Ken Tanner has decided to retire on October 15, 2024. He has 40+ years with the Water Department.
- City Wide Clean-up is still going this month. The transfer station on 5th & Gardner is open every day except Sundays.
- Sent out different options of the budget to council. The council decided to stay with the original balanced budget.

F. Governing Body's Comments

1. Council Member Stoker:
 - Works in Aurora regularly. People may not be able to point out La Junta on a map but they know us because of the tarantulas. This has been good for us to get more tourism which fills our hotels, restaurants and brings more economy. Thanked the committed and other volunteers.

CITY COUNCIL MEETING – October 7, 2024

2. Interim City Manager Davidson:
 - Son works for Einstein Brothers Bagels on the executive management team out of Denver. His boss, the CEO, and his family came down to look at the spiders. That was the hot topic of their office.

3. Council Member Rikhof:
 - Thanked the Tarantula Fest committee and shared a comment from Dr. Shellington. She said that Sunday morning she was walking around downtown and felt like she had a tarantula fest hangover because of the excitement and intensity and how fabulous it was. She pointed out that she ran into Angela and Robert Oquist picking up trash on Sunday. It's a very hands-on committee and it's noticed by everybody. Thank you. It was a great weekend.
 - The next Ward 3 Listening Tour will be this Monday at 6:00 p.m. at the Brick & Tile Park. Due to the weather, the time and place will change for the next meetings.
 - The task force to address homelessness has been moving along. They're having some nice wins. Resource data bases are being built. Thank you to Adrian for being a part of how that's going to be presented. Cards were provided to the police. They were given fifty and they asked for 500 more. A resource for property owners and employers is being developed. The next task force meeting is October 15th from 3:00-5:00 at the Courthouse, room 107. Everyone is welcome to attend. Thanks to Paul and Damon for signing up to be a part of that. There is also a virtual participation option as well.

4. Council Member Velasquez:
 - Council received an email from a citizen wanting an update on Blue Stem Village. (Mr. Davidson will arrange for someone to present at a council meeting.)

5. Mayor Ayala:
 - The Colorado Municipal League had their regional event here in La Junta a few weeks ago. We had great food and great conversation with different government officials from the rural areas.

There being no further business, the meeting adjourned at 6:52 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor

ORDINANCE NO. 1671

**AN ORDINANCE OF THE CITY OF LA JUNTA ESTABLISHING A
BOARD OF APPEALS**

WHEREAS, in April, 2023 the City of La Junta (the “**City**”) did enact Ordinance 1640 to revise the City’s Zoning Ordinance (the “**2023 Zoning Ordinance**”); and

WHEREAS, the 2023 Zoning Ordinance revised multiple parts of the City of La Junta Municipal Code (the “**Code**”), and

WHEREAS, appeals sought based on interpretations of the Code were previously handled by the City’s Board of Adjustment; and

WHEREAS, the function of the Board of Adjustment has been replaced by the designations set forth in TABLE 17-A “Appealing Body from Specific Orders, Decisions or Interpretations” (the “**Appeals Chart**”) found in 17.20.50 of the 2023 Zoning Ordinance; and

WHEREAS, Section 17.20.50 of the 2023 Zoning Ordinance directs any appeal of an interpretation of that section enforced by the Building Official to be brought before the Board of Appeals; and

WHEREAS, Chapter 15 of the Code refers to the opportunity to appeal interpretation of the City’s rules concerning “Building and Construction”; and

WHEREAS, the Appeals Chart includes reference to a Board of Appeals associated with building, construction, and zoning Codes which has not yet been established by the City of La Junta; and

WHEREAS, according to Chapter 9.1 of the City of La Junta Home Rule Charter (the “**Charter**”), “Council shall have the power and authority to create boards and commissions as may be required” for several purposes including “appeal.” The Charter requires a Board of Appeals to be created by ordinance and that the ordinance “shall set forth the powers and duties delegated” by the City Council,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO as follows:

SECTION 1: The City Council hereby creates the Building and Zoning Appeals Board as contemplated by the 2023 Zoning Ordinance; and

SECTION 2: The Building and Zoning Appeals Board shall be made up of five (5) members of the community as selected by the City Engineering Department and approved by the City Council and shall hold office at its pleasure. The Building Official

shall be an ex officio member of said board but shall not have a vote on any matter before the board; and

SECTION 3: The City Council shall delegate to the Building and Zoning Appeals Board the duties of interpreting all City Code to be enforced by the Building Official as further described in the 2023 Zoning Ordinance and the Code.

PASSED on First Reading this 7th day of October, 2024.

ADOPTED AND APPROVED this 21st day of October, 2024

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

**RESOLUTION NO. R-14-2024
(Fund Budgets - 2025)**

WHEREAS, a proposed budget for the City of La Junta for the year 2025 has been prepared in conformance with the La Junta City Charter; and

WHEREAS, a public hearing has been held on September 18th, 2024 regarding the proposed 2025 budget for all funds for the City of La Junta;

NOW, THEREFORE, Be It Resolved By The City Council of the City of La Junta that the proposed 2025 budget for income and expenditures of all funds be approved as follows:

General Fund	\$ 11,241,200.00
Library Endowment	\$ 5,400.00
Internal Services Fund	\$ 1,857,600.00
Employee Benefit Fund	\$ 2,054,900.00
Economic Development Fund	\$ 64,500.00
Property Management Fund	\$ 1,526,500.00
Tourism Fund	\$ 266,400.00
Electric Fund	\$ 12,213,700.00
Water Fund	\$ 4,151,000.00
Waste Water Fund	\$ 3,623,600.00
Sanitation Fund	\$ 1,551,500.00
Police Surcharge Fund	\$ 1,000.00
Cemetery Endowment Fund	\$ 15,300.00
Outdoor Conservation Fund	\$ 97,500.00

Adopted and amended this 21st day of October, 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie Scofield, City Clerk

ORDINANCE NO. 1672

AN ORDINANCE FIXING THE MILL LEVY FOR ASSESSMENT OF VALUATIONS FOR THE YEAR ENDING ON DECEMBER 31, 2024. (FISCAL YEAR, 2025)

WHEREAS, the County Assessor of Otero County, Colorado has certified to this City Council the 2024 assessed valuation of \$32,762,065.00 as the valuation subject to the City taxes for the calendar year ending on December 31, 2024.

NOW, THEREFORE, Be It Ordained By The City Council of the City of La Junta that there be and hereby is levied 3.104 mills on each dollar of said assessed valuation as the levy for the City of La Junta, Colorado for the calendar year ending on December 31, 2024 to cover the corporate expenses of the City of La Junta as set forth for the City of La Junta Budget for the calendar year 2025.

PASSED on First Reading this 21st day of October, 2024.

ADOPTED AND APPROVED this ____ day of November, 2024.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1673

**THE ANNUAL APPROPRIATION ORDINANCE: APPROPRIATING
SUMS OF MONEY TO DEFRAY EXPENSES AND LIABILITIES OF THE
CITY OF LA JUNTA, COLORADO FOR THE CITY'S FISCAL YEAR
BEGINNING JANUARY 1, 2025 AND ENDING ON DECEMBER 31, 2025.**

WHEREAS, the City Council of the City of La Junta has adopted a budget for the City for the fiscal year beginning January 1, 2025 and ending on December 31, 2025; and

WHEREAS, the City Council shall make the proper tax levy in mills upon each dollar of the total assessed valuation of all taxable property within the City, such levy representing the amount of taxes for the City purposes necessary to enable payment during the City's said fiscal year of all properly authorized demands upon the treasury; and

WHEREAS, the City Council is now desirous of making appropriations for the ensuing fiscal year (2025);

NOW, THEREFORE, Be It Ordained by the City Council of the City of La Junta, Colorado:

SECTION 1. That the sum of \$11,241,200.00 is hereby appropriated for the City of La Junta, Colorado for the fiscal year beginning January 1, 2025 and ending on December 31, 2025 from the General Fund for the payment of operating expenses and capital outlay of the general government.

PASSED On First Reading this 21st day of October, 2024.

ADOPTED AND APPROVED as amended this ____ day of November, 2024.

CITY OF LA JUNTA

ATTEST:

Joseph Ayala, Mayor

Melanie R. Scofield, City Clerk