

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
January 6, 2025
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

EXECUTIVE SESSION FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S §24-6-402(4)(e)

MINUTES OF PREVIOUS MEETINGS (Mayor) (Action)
Regular Meeting December 16, 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 AUTHORIZING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO THE CITY OF LA JUNTA ACTING BY AND THROUGH ITS WATER ENTERPRISE IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$300,000.00 TO FINANCE A PORTION OF THE DESIGN AND ENGINEERING COST OF A CERTAIN WATER RESOURCE PROJECT; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; DELEGATING TO CERTAIN AUTHORIZED OFFICERS THE AUTHORITY TO DETERMINE, WITHIN CERTAIN PARAMETERS, CERTAIN FINANCIAL MATTERS PERTAINING TO THE LOAN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED THERETO; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH (City Attorney) (Action)

REPORTS

A. Speed Trailer (Jennifer Hinkhouse) (Information)

NEW BUSINESS

- A. Annual Resolutions (City Attorney) (Action)
 - 1. Posting of Open Meetings
 - 2. Designating Official Depositories for City Funds
 - 3. Offenses against City Property
 - 4. Publication of Legal Notices
 - 5. Designating Enterprise Funds
- B. Application for Renewal of a Fermented Malt Beverage & Wine Liquor License by Mini Mart Inc., d/b/a Loaf'n Jug #750013, 918 W. 3rd Street
- C. Committee/Board Reports
- D. Interim City Manager Comments
- E. Governing Body Comments
- F. ADJOURN

CITY COUNCIL MEETING – December 16, 2024

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, December 16, 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


Subject to approval at the
January 6, 2025
City Council Meeting


Absent: None

Also present: Erin Harris, City Attorney
Melanie Scofield, City Clerk
Aliza Libby, Director of Finance
Tom Seaba, Director of Water/Wastewater
Katie Pickering, La Junta
Kathy DelRio, La Junta
Everett Ediger, La Junta
Chad Penner, La Junta
Nancy Harrington, La Junta
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 December 2, 2024. Hearing none, the mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE DECEMBER 2, 2024 MINUTES AS PUBLISHED: Ochoa

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

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

1. There was no citizen participation.

UNFINISHED BUSINESS

- A. **City Manager Search.** We are down to two candidates. There will be a public Q&A this Wednesday from 6:30 p.m. – 7:30 p.m. at the Armory. The candidates, John Kennedy and Michael Hart, will meet with council and city staff on Thursday.

CITY COUNCIL MEETING – December 16, 2024

NEW BUSINESS

A. **Appoint Council Representatives**

1. **Board of Utilities**

MOTION TO REAPPOINT PAUL VELASQUEZ TO THE BOARD OF UTILITIES: Ochoa

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

2. **Planning Commission (Mayor Appointees)**

MOTION TO APPOINT CHANDRA OCHOA AND REAPPOINT TOM SEABA TO THE PLANNING COMMISSION: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. **Planning Commission (Council Appointee)**

MOTION TO APPOINT MAUREEN RIKHOF TO THE PLANNING COMMISSION: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

4. **Recreation Advisory Board**

MOTION TO REAPPOINT DAMON RAMIREZ TO THE RECREATION ADVISORY BOARD: Ochoa

SECOND: Pantoya

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ramirez abstained)

5. **Senior Citizens Advisory Board**

MOTION TO REAPPOINT PAUL VELASQUEZ TO THE SENIOR CITIZENS ADVISORY BOARD: Ramirez

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

6. **Tree Board**

MOTION TO APPOINT JEREMIAH STOKER TO THE TREE BOARD: Ochoa

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

B. Board Appointments**1. La Junta Housing Authority Board****a. Marlene Boettcher (term to expire 12/31/2029)**

MOTION TO REAPPOINT MARLENE BOETTCHER TO THE LA JUNTA HOUSING BOARD: Ochoa

SECOND: Pantoya

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

2. Library Advisory Board**a. Terry Smalling (term to expire 12/31/2027)**

MOTION TO REAPPOINT TERRY SMALLING TO THE LIBRARY ADVISORY BOARD: Ramirez

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. Senior Citizens Advisory Board**a. Sue Vance (term to expire 12/31/2027)**

MOTION TO REAPPOINT SUE VANCE TO THE SENIOR CITIZENS ADVISORY BOARD: Velasquez

SECOND: Pantoya

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

b. Karen Prather (term to expire 12/31/2027)

MOTION TO REAPPOINT KAREN PRATHER TO THE SENIOR CITIZENS ADVISORY BOARD: Velasquez

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

4. Tourism Advisory Board**a. Rick Wallner (term to expire 12/31/2027)**

MOTION TO REAPPOINT RICK WALLNER TO THE TOURISM ADVISORY BOARD: Ramirez

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

b. Tracey Salzbrenner (term to expire 12/31/2027)

MOTION TO REAPPOINT TRACEY SALZBRENNER TO THE TOURISM ADVISORY BOARD: Stoker

SECOND: Ochoa

CITY COUNCIL MEETING – December 16, 2024

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

- C. A Resolution Changing the Unclaimed Meter Deposit for Customers of the City of la Junta for the Year 2024; Providing for the Repeal of Conflicting Resolutions.** It was learned that the City was not following a State mandate for how to manage these unclaimed funds. We can still continue to handle the unclaimed funds by holding onto them and then donating them to Associated Charities.

MOTION TO ADOPT RESOLUTION NO. R-15-2024: Ochoa

SECOND: Pantoya

DISCUSSION: The only thing that is changing is the holding period from two to five years.

VOTE: The motion carried 7-0

- D. First Reading/AN ORDINANCE AUTHORIZING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO THE CITY OF LA JUNTA ACTING BY AND THROUGH ITS WATER ENTERPRISE IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$300,000.00 TO FINANCE A PORTION OF THE DESIGN AND ENGINEERING COST OF A CERTAIN WATER RESOURCE PROJECT; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; DELEGATING TO CERTAIN AUTHORIZED OFFICERS THE AUTHORITY TO DETERMINE, WITHIN CERTAIN PARAMETERS, CERTAIN FINANCIAL MATTERS PERTAINING TO THE LOAN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED THERETO; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH.** This is a program for the Water Enterprise. Each part of this ordinance is scripted because it manages to tap into certain funds that are only available for loan forgiveness. This \$300,000.00 will be represented as though it is a loan to us and then the loan will be forgiven.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Ochoa

SECOND: Velasquez

DISCUSSION: In Section 11, City representatives, the individual names are listed instead of titles. The party involved specifically requested this and can be changed by resolution, if needed.

VOTE: The motion carried 7-0

E. Committee/Board Reports

1. Utility Board (Council Member Velasquez):

- Every department is in winterization, vehicle, equipment or grounds maintenance, or playing catch up from the storm.
- Line Crew – Continue to drive the alleys to check on any limbs still hanging on power lines, working with homeowners who had to have their lines inspected and street lights.
- Water Department – In constant winterization and upkeep mode.
- Street Department – Know there's going to be more potholes coming because of the nature of the storm.

2. Senior Citizens Advisory Board (Council Member Velasquez):

- In January, Dawn will be transitioning to HR and grants to be effective in June. Celeste Kauten will take over in January becoming Senior Center Coordinator in June.
- Special shout-out to Juanita Hinkhouse for the decorations at the Senior Center.
- Deborah Nichols donated some crocheted items for the Senior Center to give out.
- The "Senior to Senior", which is High School seniors meeting with out seniors from the Senior Center, has gone over big.
- Today was the last day to reserve your roast beef meal for the big dinner. The dinner will be on the 19th at noon for \$5.00 a plate.

CITY COUNCIL MEETING – December 16, 2024

F. Interim City Manager’s Comments (was absent, report given by Mayor Ayala)

- Interim City Manager Davidson – Make sure people are calling the city to report potholes. A list is being compiled. When the weather cooperates, they can go out and fill as many as they can.
- Police Chief Quick – Have a new Code Enforcement Officer who looks forward to hitting the ground running. Colby Martinez, (former Code Officer) graduated.
- Parks & Rec Director Hinkhouse – There may be a very sizeable grant for removal of trees on private property that will be coming hopefully in the year 2025.
- Director of Engineering Montoya – Been working on the downtown doing extra street sweeping.

G. Governing Body’s Comments

1. Council Member Velasquez:
 - The Parade of Lights was fantastic.
 - To our community, fantastic city employees that make us look good, fellow council members, councilor, city clerk and everybody out there, (and Ms. Betty), Merry Christmas and Happy New Year.
2. Mayor Ayala:
 - The Parade of Lights was amazing. Thanks to the Chamber and everyone that had a part in that.
 - Able to attend the Masked Singer at the Picketwire. Mr. Adrian Hart was a participant. There were eight contestants and the winner is on our City Manager Selection Committee, Mr. Gary Addington. Congratulations to Gary and the Picketwire for having that for our community.
 - Billy Remick is a seasonal employee with the City of La Junta. We’re sending out our well wishes to their family and hoping for a speedy recovery for him.
 - In addition to wishing everyone a Merry Christmas, we’re thinking of them, praying for them and hoping for a safe rest of the year for everyone out there.

There being no further business, the meeting adjourned at 6:35 p.m.

ATTEST:**CITY OF LA JUNTA**

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor

ORDINANCE NO. 1674

AN ORDINANCE AUTHORIZING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO THE CITY OF LA JUNTA ACTING BY AND THROUGH ITS WATER ENTERPRISE IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$300,000.00 TO FINANCE A PORTION OF THE DESIGN AND ENGINEERING COST OF A CERTAIN WATER RESOURCE PROJECT; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; DELEGATING TO CERTAIN AUTHORIZED OFFICERS THE AUTHORITY TO DETERMINE, WITHIN CERTAIN PARAMETERS, CERTAIN FINANCIAL MATTERS PERTAINING TO THE LOAN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED THERETO; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the members of the City Council of La Junta (the "**Council**") have been duly elected and qualified; and

WHEREAS, the Utility Board of the City of La Junta has previously recommended to the Council that the City's water system (the "**System**") is and shall be an enterprise within the meaning of Article X, Section 28 of the Colorado Constitution; and

WHEREAS, the Council finds and determines that it is in the best interests of the City to finance a portion of the design and engineering cost of a certain water resource project to improve the System (the "**Project**"); and

WHEREAS, the City Water Enterprise Fund (as an enterprise) has submitted a Project Needs Assessment to the Colorado Water Resources and Power Development Authority (the "**CWRPDA**") for financing under the Drinking Water Revolving Fund for a loan to finance the Project; and

WHEREAS, the City Water Enterprise Fund enterprise has determined that in order to finance all or a portion of the cost of the Project, it is necessary and advisable and in the best interests of the City for the City to enter into a loan agreement (the "**Loan Agreement**") with the CWRPDA, a body corporate and political subdivision of the State, pursuant to which CWRPDA shall loan the City acting by and through its water enterprise a maximum amount of not to exceed \$300,000.00, including issuance costs, (the "**Loan**") for such purposes; and

WHEREAS, the repayment obligations under the Loan Agreement shall be evidenced by a governmental agency revenue bond (the "**Bond**") to be issued by the City acting by and through its water enterprise to CWRPDA; and

WHEREAS, the Bond is issued pursuant to the Loan Agreement and is subject to Principal Forgiveness as set forth in the Loan Agreement and issued in consideration of the Loan, and shall not constitute a debt or indebtedness of the City; and

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

- 1) That the foregoing Ordinance be adopted; and
- 2) Pursuant to Exhibit B of the Loan Agreement, Joe Ayala, Mayor, Tom Seaba, Director of Water and Waste Water, Brad Davidson, City Manager, and Aliza Libby-Tucker, Director of Finance are hereby designated as the “Authorized Officers” under the Loan Agreement (as such term is therein defined).

PASSED on this 16th day of December, 2024.

ADOPTED AND APPROVED this 6th day of January, 2025

**CITY OF LA JUNTA, COLORADO,
ACTING BY AND THROUGH ITS
WATER ENTERPRISE**

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-1-2025

A RESOLUTION CONCERNING THE POSTING OF OPEN MEETINGS

WHEREAS, public cannot exercise its right to attend open meetings unless sufficient notice is provided to its citizens; and

WHEREAS, the Open Meetings Law requires the public to receive full and timely notice of any meetings held; and

WHEREAS, the Open Meeting statute (24-6-402) provides in part as follows:

Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The posting shall include specific agenda information where possible.

BE IT THEREFORE RESOLVED that the City Council of the City of La Junta, the Board of Utility Commissioners, the Planning Commission of the City of La Junta, the Airport Advisory Board, the Urban Renewal Authority, the Tourism Board, and any other advisory boards which have been created by Ordinance and which are required by ordinances of the City of La Junta to comply with the open meetings law shall comply with this Resolution.

BE IT FURTHER RESOLVED that notice of the meetings shall be issued by the Clerk of the City of La Junta.

BE IT FURTHER RESOLVED that designated place for posting of the meetings shall be the main foyer of the City Building, located at 6th and Colorado, La Junta, Colorado.

ADOPTED this 6th day of January, 2025.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-2-2025

BE IT RESOLVED by the City Council of the City of La Junta that the following are hereby designated as official depositories for the various funds for the City of La Junta for the calendar year 2024:

1. The Colorado Bank & Trust Company of La Junta;
2. State Bank and Trust Company of La Junta;
3. TBK Bank;
4. First National Bank of Las Animas and La Junta;
5. U.S. Bank;
6. Other financial institutions that comply with the intent of the terms of this resolution.

Whenever investment circumstances exist that prohibit banks from accepting City funds as deposits without requiring deposit fees be paid by the City, the City Manager or his designee, is authorized to locate other financial institutions; provided however that all funds be maintained in a federally insured account and all funds must be fully insured by the FDIC.

Priority considerations shall be given to institutions that offer competitive interest rates on City deposits.

ADOPTED this 6th day of January, 2025.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-3-2025

BE IT RESOLVED by the City Council of the City of La Junta that it shall be the policy of this Council that all discovered or reported offenses against the property of this City shall be referred to the appropriate law enforcement agency in this county for such action as may be deemed proper.

ADOPTED this 6th day of January, 2025.

CITY OF LA JUNTA

ATTEST:

Joseph Ayala, Mayor

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-4-2025

BE IT RESOLVED by the City Council of the City of La Junta that all legal notices required to be published by the ordinances of the City of La Junta shall be published in the La Junta Tribune-Democrat, a paper of general circulation within the City of La Junta.

ADOPTED this 6th day of January, 2025.

CITY OF LA JUNTA

ATTEST:

Joseph Ayala, Mayor

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-5-2025

WHEREAS, the Taxpayer’s bill of Rights anticipates that certain City enterprises are exempt from the provisions of the Taxpayer’s Bill of Rights; and

WHEREAS, the Taxpayer’s Bill of Rights defines the criteria upon which an enterprise becomes exempt from the operative provisions of the Taxpayer’s Bill of Rights; and

WHEREAS, it is the belief of the City of La Junta that certain operational funds within its control are “enterprises” as defined by the Taxpayer’s Bill of Rights.

BE IT THEREFORE RESOLVED AS FOLLOWS:

1. That the following City of La Junta funds are considered to be “enterprises” as used within the Tabor Amendment:
 - a. Electric Fund;
 - b. Sewer Fund;
 - c. Water Fund;
 - d. Sanitation Fund;
 - e. Property Management Fund.

ADOPTED this 6th day of January, 2025.

CITY OF LA JUNTA

ATTEST:

Joseph Ayala, Mayor

Melanie R. Scofield, City Clerk