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
December 15, 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
Ramirez (Ward 1)
Velasquez (Ward 1)
Johnson (Ward 2)
Ayala (Mayor)
Ochoa (Ward 2)
Pantoya (Ward 3)
Rikhof (Ward 3)

EMPLOYEE SERVICE AWARDS

A. November 2025
   1. Cesar Carrillo – 25 years

B. December 2025
   1. Mitch Zgorzynski – 10 years
   2. Virginia Roybal – 20 years
   3. Melanie Scofield – 30 years

CITIZEN PARTICIPATION ***(5-minute time limit per person)***

REPORTS

A. Tourism Advisory Board (Pam Denahy) (Information)

CONSENT AGENDA

A. Regular Meeting Minutes December 1, 2025

UNFINISHED BUSINESS

A. Second Reading/AN ORDINANCE REQUIRING SHORT-TERM RENTAL MARKETPLACES TO COLLECT AND REMIT LODGING TAXES ON BEHALF OF HOSTS WITHIN THE CITY OF LA JUNTA, COLORADO (City Attorney) (Action)

B. Second Reading/AN ORDINANCE AMENDING THE CITY OF LA JUNTA SUBDIVISION REGULATIONS TO ESTABLISH A PROCEDURE AND CRITERIA FOR A LOT MERGES AND TO REQUIRE REZONING REVIEW FOR MERGERS INVOLVING MULTIPLE ZONING DISTRICTS (City Attorney) (Action)

FINANCIAL STATEMENTS – November 2025

NEW BUSINESS

A. Board Appointments (Mayor) (Action)
   1. Reappoint Gary Cranson to the ARPA Board – term to expire 12/31/2029
   2. Appoint Aimee Hill to the Historic Preservation Board – term to expire 12/31/2027
   3. Appoint Luann Cannon to the La Junta Housing Authority – term to expire 12/31/2030

4. Appoint Diana Pennington to the La Junta Housing Authority – term to expire 12/31/2029
5. Reappoint Nickolas Burdick to the Library Advisory Board – term to expire 12/31/2028
6. Reappoint Sara Holt to the Library Advisory Board – term to expire 12/31/2028
7. Reappoint Gregg Portch to the Planning Commission – term to expire 12/31/2031
8. Appoint Mary Sue Holland to the Senior Citizens Board – term to expire 12/31/2027
9. Appoint Connie Ortiz to the Senior Citizens Board – term to expire 12/31/2027
10. Appoint Ruth Ayala to the Tourism Advisory Board – term to expire 12/31/2028
11. Appoint CaSandra Thomas to the Board of Utilities – term to expire 11/2031

B. Intergovernmental Agreement – Dispatch Services (City Manager) (Action)

C. Committee/Board Report

D. City Manager Report

E. Community Events/Council Report

F. Governing Body Report

G. ADJOURN

CITY COUNCIL MEETING – December 1, 2025

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 1, 2025, 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
Carly Johnson, Ward 2
Joe Ayala, Mayor
Chandra Ochoa, Ward 2
Maureen Rikhof, Ward 3

Absent: Lisa Pantoya, Ward 3

Also present: Michael Hart, City Manager
Erin Harris, City Attorney
Melanie Scofield, City Clerk
John Hannel, Associated Charities
Gary Reed, Rocky Ford
David Polley, La Junta
Nancy Harrington, SECO News
Adrian Hart, SECO News
Bette McFarren, RF Gazette

Subject to approval at the
December 15, 2025
City Council Meeting

CITIZEN PARTICIPATION *(5-minute time limit per person):*

1. John Hannel, Associated Charities: Thanked the City of La Junta for supporting them with the food donations. All foods, except for homemade goods, are being accepted on Monday, Wednesday and Fridays from 1:00 p.m. – 2:45 p.m.
2. David Polley, 622 Colorado Avenue: Had some questions regarding who authorized the clean-up at 618 Colorado Avenue and when along with who contacted the EPA. The FBI tip line is 303-629-7171. The tip prompt is the fire at 618 Colorado, La Junta, Colorado, September 4th.

CONSENT AGENDA

A. Regular Meeting Minutes November 17, 2025
B. Application for Renewal of a Club Liquor License by BPOE Lodge 701, d/b/a BPOE Lodge 701, 119 Colorado Avenue
C. Application for Renewal of a Fermented Malt Beverage and Wine Liquor License by Love's Travel Stops & Country Stores, d/b/a Love's Country Store #12, 308 E. 1st Street

MOTION TO APPROVE THE DECEMBER 1, 2025 CONSENT AGENDA: Ramirez

SECOND: Ochoa

DISCUSSION: There was no discussion

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

NEW BUSINESS

A. **Appoint Council Representatives.**

1. **Board of Utilities**

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

   SECOND: Rikhof

   DISCUSSION: There was no discussion

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

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

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

   SECOND: Velasquez

   DISCUSSION: There was no discussion

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

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

   MOTION TO REAPPOINT MAUREEN RIKHOF TO THE PLANNING COMMISSION: Ochoa

   SECOND: Velasquez

   DISCUSSION: There was no discussion

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

4. **Recreation Advisory Board**

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

   SECOND: Velasquez

   DISCUSSION: There was no discussion

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

5. **Senior Citizens Advisory Board**

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

   SECOND: Ramirez

   DISCUSSION: There was no discussion

   VOTE: The motion carried 5-0 (Velasquez abstained/Pantoya absent)

6. **Tree Board**

   MOTION TO APPOINT CARLY JOHNSON TO THE TREE BOARD: Rikhof

   SECOND: Ochoa

   DISCUSSION: There was no discussion

   VOTE: The motion carried 5-0 (Johnson abstained/Pantoya absent)

B. A Resolution Adopting a Conflict-of-Interest Disclosure Form for the Use by City Council and Directing Staff to Continue Development of a Comprehensive Ethics Framework Consistent with Colorado Constitution Article XXIX and State Law. Resolution No. R-13-2025 was presented for council's consideration.

MOTION TO ADOPT RESOLUTION NO. R-13-2025: Velasquez

SECOND: Ochoa

DISCUSSION: There was concern regarding having more clarification on how the form is used and what to expect along with what the procedures are and what the staff develops for review.

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

C. First Reading/AN ORDINANCE REQUIRING SHORT-TERM RENTAL MARKETPLACES TO COLLECT AND REMIT LODGING TAXES ON BEHALF OF HOSTS WITHIN THE CITY OF LA JUNTA, COLORADO. This is a lodging tax just like the hotels. We are currently at twenty-four short term rentals and revenue is projected to be about $15,000. This ordinance is the beginning phases.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Ochoa

SECOND: Velasquez

DISCUSSION: We are still building the policy/license. Passing this ordinance was the first step in letting Airbnb's see that we were doing this. It would be an overall business license which would further disclose those who are doing the short-term rentals.

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

D. First Reading/AN ORDINANCE AMENDING THE CITY OF LA JUNTA SUBDIVISION REGULATIONS TO ESTABLISH A PROCEDURE AND CRITERIA FOR LOT MERGES AND TO REQUIRE REZONING REVIEW FOR MERGERS INVOLVING MULTIPLE ZONING DISTRICTS.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Rikhof

SECOND: Ramirez

DISCUSSION: There was a lot of discussion about this ordinance at Planning Commission regarding how to move forward with this.

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

E. Trailer Park Discussion

Council Member Ramirez: I was wanting to see where we were at and where we were moving on it. If it was necessary for us to do something. We had one citizen come forward pertaining to this issue. If it's an issue for one person, it's probably an issue for more people.

City Manager Hart: Back in August, all I was doing was providing background information and giving you all a few options to proceed. Since then, I have not been given any direction with the exception of visiting with the one lady who came to council.

City Attorney Harris: Last Christmas, there was some discussion with the police chief because he was getting questions about whether folks who had family visiting from out of town might have RV's or something parking. He was asking if the city would consider a permit for a certain length of time parking to accommodate some of these special needs that happen on a more limited basis. When I was talking with Chief Quick, I believe that the feeling from the council was that we were not ready to administer a program because it would take administrative issue to pay for a permit, know where to post the permit, know how to enforce the permit, and at the time, we weren't at that moment, not even really sure what the policy was overall for the regular dates, let alone a special time like Christmas.

Mayor Ayala: It sounds like a good idea to do something like that but then the logistics of it gets in the way.

Council Member Velasquez: Then there would be the space usage. If you issue the permit, it would have to be for a specific location. That way, somebody just couldn't go park a 5th-wheel trailer and obstruct somebody's driveway or an alleyway. At this point, it's more trouble than it's worth.

City Attorney Harris: Even if we've decided that permits aren't the solution, what councilman Ramirez was asking last time is, do we have any possible solutions?

Council Member Ramirez: This was just a follow up for me because we had the option to respond to Michael with some feedback. If we don't feel it's necessary. I'm absolutely fine with that.

Mayor Ayala: My thought is, at this time, I don't think we should do anything to change what we already have on the books.

Council Member Rikhof: I would defer to Chief Quick and the officers if it's something that they see a need for. I would be happy to entertain something if it's brought forward by those who deal with this in the city but I don't think it makes sense for us to try to put something together.

Council Member Velasquez: We have an existing code regarding that. I'm fine with it.

City Attorney Harris: One of the issues is the current code doesn't have a timeframe. That was part of what Ms. Matthew's concern was that she had been parking for a long time and code enforcement had not been aware of it or whatever the case was so that when she finally did receive a citation, it was a surprise. I think it certainly challenging because we know how difficult it is to have one code enforcement person who is trying to do everything. The primary issue that we may have with any change is trying to make sure that the public in the city is aware that this is an enforcement that we may do so that everyone is aware going forward.

It was the consensus of the council to not take any action at this time.

F. Committee/Board Reports

1. Utility Board (Council Member Velasquez):
   - RO Plant inspected the reserve and west tanks using divers.
   - All the well houses have been winterized.
   - Distribution crew installed a 6" tap on a 10" main and installed a new fire hydrant at 4th & Park Avenue.
   - Replaced a leaky fire hydrant service at 1st & Steen Avenue.
   - Working with a potential pilot program for a RO concentrate treatment technology.
   - Coming up will be the electric Christmas lighting contest from the 15th – 19th and judged on the 18th. First place is $300, Second place is $200 and Third place is $100.
   - There was a brief interruption of services in the electrical department that was caused by either a bird or squirrel.
   - Worked hard getting the Christmas decorations up.
2. AVRMC (Council Member Velasquez):
   - Ron Hogan is now the CEO for the hospital.
3. Senior Citizens Board (Council Member Velasquez):
   - Meeting will be this Thursday at the City Municipal Building here in the chambers.
4. Planning Commission (Council Member Rikhof):
   - Discussed the lot merger policy which was brought forward and passed on first reading.
   - Had a conversation about Conex boxes, the Construction Express boxes, and people using them as storage or placing them on their property and if we were going to consider some policies or regulations around that.

C. **City Manager's Comments**

- New library calendar is out for the month. On the 19th is the free movie day at the Fox. Choices are between the Grinch and The Christmas Carol both featuring Jim Carey.
- The demo of 618 Colorado Avenue should be finished up by Wednesday or Thursday, then the guys will move over to 1220 Rice Avenue to complete that demo. After that, they're going over to the Plaza to prepare for the concrete work for the asphalt next spring.

- The sweeper is operational and will begin getting the streets swept.
- Dump trucks are getting ready for the snow this week.
- Sanitation will be rolling out the cardboard program this month.
- The concrete is done at the tennis courts.
- Dibble is going to do a walk through on Thursday for the runway project next year.
- Parks Department is installing the frisbee golf baskets at the City Park.
- Santa Claus will be at the Parade of Lights this Saturday and will be riding on the fire truck.
- Sent our 3rd or 4th RFP for the MMOF to CDOT for them to consider and accept and hopefully give us some input so we can go out for bid.

D. **Community Events/Council Reports**

- 3rd Annual Frost Fest at Otero College this Thursday evening from 4:00 p.m. – 8:00 p.m.
- Ward 3 Listening will be next Monday at the CDS Building located at 200 Burshears.
- Fundraiser for YEEHAW on the 12th at Wild Roots Kava Bar.
- Picketwire Players will be performing Little Town of Christmas and the Best Worst Christmas Pageant Ever on December 11th – 13th at 7:30 p.m. and December 14th at 2:30 p.m.
- La Junta High School band doing a holiday craft fair at the high school from 9:00 a.m. – noon Saturday.
- "Let's Celebrate La Junta" at Dickeys Bar-B-Q at 3:00 p.m. Saturday.
- S'mores for Smiles at 5:00 p.m. on Santa Fe Avenue this Saturday.
- Parade of Lights and Christmas tree lighting starting at 6:00 p.m. Saturday.

E. **Governing Body Reports**

1. Council Member Velasquez:
   - Happy birthday to David Polley and on December 7th, happy birthday to Bette.
2. Council Member Rikhof:
   - Some of the items we have presented have gone through a committee process and have had a chance to be looked at different directions, a chance for interacting with staff to ask them questions about things like I'm thinking about the Planning Commission. We did work on the signs. We've done work on the lot merge. But I think when things go through a committee that they are better vetted and we're making better policy. I think the short-term rental; I'm just concerned that we just passed something on first reading that has language in it referencing a form that doesn't exist. I worry that when we pass things that aren't, that haven't been through much of a process. When we get the agenda items the Thursday evening before council meeting on Monday, it's hard to go through things and really digest them. So, it occurred to me that maybe we should institute, maybe we should try to have things heard at the committee level. Instead of just showing up on agendas.

     City Attorney Harris: Let me just share one piece. Everything that goes through the Planning Commission is because of Title 17. The zoning statute has baked into it that amendments to that have to be dealt with differently. So, the reason that those things go through Planning Commission is because it is specially required under our zoning code which is Title 17. We have a special set of rules for that, a special set of noticing it. So, you do see that those get additional attention because there's special ways that those can be amended. So, for anybody considering this, we would also talk about whether or not that means that we would bake in changes in other places within the statutes or ordinances that we use. The reason that we do see these coming up in Planning Commission is because it is specifically required that we do so. It is not required in any other statute that amendments require that kind of additional time. It's because of this specific nature of the Planning Commission.

     Council Member Rikhof: Okay, good clarification. I appreciate that. I think my comment in general is more, I don't think as a council, we have a forum for talking about things and I think that the trailer situation is the perfect example. We had an issue brought up and it bounced around. It kind of wallowed. We weren't sure what to do with it but I feel like we just don't have a structure for when an issue gets brought up, what we as council do with it. So, it occurred

to me that having items discussed at a committee level might help with that and I would say that everything that was on the agenda today, obviously your liquor licenses don't need a committee, but it's just an idea for how we could do business better.

3. Mayor Ayala:
   - Per our Streets, Wastewater and Water guys. We cannot leave leaves on the curbs. We need to make sure that we're doing our best to bag them up and get them off the curbs. If they get into the storm drains, they can cause blockages or at least restrict flow until they are washed out of the system. It does become a serious problem for not just our storm drains but the whole system when we get leaves accumulating. Make sure you're bagging or composting your leaves.
   - Want to talk about a big drug bust that was recently in the news here in the La Junta. I want to highlight that in 2024, CBI in partnership with La Junta Police Department established a specialized investigation team and they began sending us help to help with shooting and drug related investigations. This partnership has significantly enhanced our manpower and our ability to make a positive impact in our city and keep our citizens safe. So, I want to give a huge shout out to CBI and to Chief Quick for making sure that that partnership is strong and for them doing the work to get these drugs out of our community as best they can. I also want to say that once they do that job, they have nothing else to do with the process. It goes to the district attorney and it goes to the judge, the courts after that. Our guys are doing the work with these partnerships and we have to make sure that we're giving them kudos and thanking them for the work that they do to help keep our community safe and to get these drugs out of our community. We appreciate all of our partners.

There being no further business, the meeting adjourned at 7:06 p.m.

ATTEST:

_____
Melanie R. Scofield, City Clerk

CITY OF LA JUNTA

_____
Joseph Ayala, Mayor

ORDINANCE NO. 1688

AN ORDINANCE REQUIRING SHORT-TERM RENTAL MARKETPLACES TO COLLECT AND REMIT LODGING TAXES ON BEHALF OF HOSTS WITHIN THE CITY OF LA JUNTA, COLORADO

WHEREAS, the City of La Junta imposes a lodging tax on the rental of rooms and accommodations for periods of less than thirty (30) days; and

WHEREAS, the growth of short-term rental platforms such as Airbnb, VRBO, and other similar marketplaces has created challenges in lodging tax compliance and enforcement; and

WHEREAS, it is the intent of the City Council to ensure equitable tax collection and remittance for all lodging providers, including those utilizing online platforms; and

WHEREAS, the State of Colorado has entered into agreements with short-term rental marketplaces, including Airbnb, for the collection and remittance of state-administered local lodging taxes; and

WHEREAS, the City of La Junta wishes to align its local ordinance with those state-level agreements to ensure consistent and enforceable compliance.

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

Section 1. Definitions
Short-Term Rental: The rental of any dwelling unit, or portion thereof, for lodging purposes for a period of less than thirty (30) consecutive days.

Hosting Platform: A person or entity that facilitates reservations or payments for short-term rentals on behalf of a host, including but not limited to Airbnb, VRBO, and similar services.

Lodging Tax: The tax imposed by the City of La Junta on the price paid for short-term lodging accommodations, as established in Chapter 3.15 of the La Junta Municipal Code.

Section 2. Registration and Licensing
1. All hosts operating a short-term rental within the City must obtain a valid City Short-Term Rental License.

2. Hosting Platforms operating in the City must register with the City and provide contact information for compliance purposes.

Section 3. Tax Collection and Remittance by Hosting Platforms

1. Every Hosting Platform that facilitates or collects payment for short-term rental transactions within the City shall collect, report, and remit the applicable lodging taxes on behalf of the hosts using the platform.

2. The tax shall be collected at the time of booking or payment by the guest, whichever occurs first, and remitted to the City in accordance with the procedures set forth in Chapter 3.15 of the La Junta Municipal Code and the City's established tax remittance schedule.

3. Hosting Platforms must file regular lodging tax returns with the City and provide summary data identifying:

- The number of nights rented;
- The total amount paid by guests;
- The total lodging tax collected and remitted.

4. Hosting Platforms that have executed a Voluntary Collection Agreement (VCA) with the Colorado Department of Revenue for the remittance of state-administered local lodging taxes shall be deemed in compliance with this ordinance, provided that:

a. The City of La Junta is a participating jurisdiction in the state-administered lodging tax program; and

b. The Hosting Platform remits taxes directly to the Colorado Department of Revenue on behalf of the City.

Section 4. Liability

1. A Hosting Platform shall be deemed the taxpayer for all purposes of this ordinance and shall be jointly and severally liable with its hosts for failure to collect or remit lodging taxes.

2. Nothing in this ordinance shall relieve individual hosts from the obligation to register with the City or comply with other applicable local laws and regulations.

Section 5. Enforcement and Penalties

1. Failure of a Hosting Platform to comply with the provisions of this ordinance may result in:

- Revocation of registration;
- Fines not to exceed $1000 per violation;
- Other enforcement actions as provided by law.

Section 6. Severability
If any section, clause, sentence, or provision of this ordinance is found to be unconstitutional or invalid, such decision shall not affect the remaining parts of this ordinance.

Section 7. Effective Date
This ordinance shall take effect on January 1, 2026 following final passage and publication as required by law.

INTRODUCED AND PASSED on first reading this 1st day of December, 2025.

ADOPTED AND APPROVED on second reading this 15th of December, 2025.

CITY OF LA JUNTA, COLORADO

_____
Joseph Ayala, Mayor

ATTEST:

_____
Melanie R. Scofield, City Clerk

ORDINANCE NO. 1689

AN ORDINANCE AMENDING THE CITY OF LA JUNTA SUBDIVISION REGULATIONS TO ESTABLISH A PROCEDURE AND CRITERIA FOR LOT MERGERS AND TO REQUIRE REZONING REVIEW FOR MERGERS INVOLVING MULTIPLE ZONING DISTRICTS

WHEREAS, the City of La Junta currently provides for the division of property through its Lot Split Procedure as set forth in Section 6 of Article IV of the City's Subdivision Regulations; and

WHEREAS, the City has not previously adopted a formal procedure for the consolidation, or merger, of two or more contiguous lots under common ownership; and

WHEREAS, the absence of a clear process for lot mergers has created uncertainty in the recording of merged parcels, zoning compliance, and the administration of building and development permits; and

WHEREAS, the City Council of the City of La Junta finds it necessary to establish a defined procedure for lot mergers, consistent with the existing lot-split process, to ensure accurate land records, consistent subdivision practices, and compliance with the City's zoning and subdivision standards; and

WHEREAS, the City Council further finds that when property proposed for merger includes lots located in multiple zoning districts, such action shall first require rezoning review and approval by the Planning Commission and City Council prior to merger; and

WHEREAS, this amendment is adopted pursuant to the authority granted to home-rule municipalities by Article XX, Section 6 of the Colorado Constitution, and the powers conferred upon municipalities to regulate the subdivision of land under C.R.S. § 31-23-301, et seq.;

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

Section 1. Amendment to Article II, Section 2 – Definitions

Article II, Section 2 of the *Subdivision Regulations of the City of La Junta, Colorado* is hereby amended to add a new definition immediately following the definition of "Lot Split," to read as follows:

Lot Merger or Lot Consolidation.

The administrative process by which two (2) or more contiguous lots or parcels under identical ownership are combined into a single lot of record, eliminating interior lot lines between them.

A lot merger does not constitute a subdivision if no additional lots are created and the resulting lot complies with all applicable zoning and subdivision standards.

Section 2. Addition of New Section 7 to Article IV – Application Procedure and Approval Process

Article IV of the *Subdivision Regulations of the City of La Junta, Colorado* is hereby amended by adding a new Section 7, entitled "Lot Merge (Lot Consolidation) Procedure," immediately following Section 6, to read as follows:

SECTION 7. LOT MERGE (LOT CONSOLIDATION) PROCEDURE

1. Applications for Lot-Merge Approval.

   Applications for lot-merge approval shall be made by the owner of record to the Engineering Department for action by the Planning Commission. Four (4) copies of a survey or scale drawing showing existing lot lines, proposed new boundaries, structures, easements, and rights-of-way shall accompany the application.
   The application shall also include legal descriptions for each lot to be merged and for the proposed consolidated parcel.

2. Eligibility.

   No lot merge shall be approved unless all of the following conditions are satisfied:

   a. All lots share a common boundary.
   b. All lots are under identical ownership.
   c. All lots are located within the same zoning district, unless a rezoning is approved by the Governing Body as provided herein.
   d. The resulting lot complies with the minimum lot area, width, frontage, and other applicable zoning requirements.
   e. All property taxes and assessments are current.
   f. The merger does not create or increase any nonconformity under the City's zoning regulations.

3. Zoning Review for Multi-District Parcels.

   If any lot included in the proposed merger lies within a different zoning district, the applicant shall first obtain a recommendation from the Planning Commission and approval by the City Council for a zoning map amendment pursuant to LJMC § 17.20.030 prior to approval of any merger.

   A variance under LJMC § 17.40.180 shall not be used to authorize or substitute for such rezoning.

4. Review and Action.

   The Planning Commission shall, within twenty-five (25) days of the date of application, in writing, approve, disapprove, or continue for cause those applications which, in the opinion of the Engineering Department, do not meet the requirements of these regulations.

5. Certificate of Lot Merge Approval.

   When the lot-merge application has been approved, and after all conditions have been met, the Chairman and Secretary of the Planning Commission shall sign the following certificate of approval for the merge drawing or survey:

CERTIFICATE OF LOT MERGE APPROVAL

STATE OF COLORADO)

COUNTY OF OTERO) ss

I hereby certify that this lot merge has been examined and found to comply with the Subdivision Regulations of the City of La Junta, Colorado, and is therefore approved for recording.

Date Signed: _____

Planning Commission Chairman _____

Planning Commission Secretary _____

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6. Filing and Effect of Approval.

   A copy of the lot-merge approval shall be filed by the Engineering Department with the official designated to issue building and/or zoning permits.

   Two (2) copies shall be furnished to the applicant and two (2) copies retained by the Engineering Department, one of which the applicant shall file with the Otero County Clerk and Recorder.

   Upon recording, the merged parcels shall constitute one (1) lot of record and may not thereafter be subdivided except through the City's subdivision process.

   All existing easements, covenants, and restrictions on the original parcels shall remain in effect unless expressly vacated.

Section 3. Rezoning Review for Mixed-Zoned Mergers

The Planning Commission will not approve mixed-zone mergers. When property proposed for merger includes lots located in more than one zoning district, the applicant must first apply for a zoning map amendment under the City's zoning ordinance.

Section 4. Recording and Fees

All recording fees shall be paid by the applicant. The City may establish administrative review fees for lot-merge applications by separate Council resolution.

Section 5. Codification

The provisions of this Ordinance shall be codified into the *Subdivision Regulations of the City of La Junta, Colorado*, as amendments to Article II and Article IV, and may be renumbered or reformatted as necessary for consistent codification.

Section 6. Effective Date

This Ordinance shall take effect thirty (30) days after final publication in accordance with the City Charter and shall thereafter be incorporated into the official *Subdivision Regulations of the City of La Junta, Colorado*.

NTRODUCED, READ, AND PASSED ON FIRST READING this 1st day of December, 2025.

ADOPTED AND PASSED ON SECOND READING this 15th day of December, 2025.

CITY OF LA JUNTA, COLORADO

_____
Joe Ayala, Mayor

ATTEST:

_____
Melanie R. Scofield, City Clerk

INTERGOVERNMENTAL AGREEMENT
DISPATCH SERVICES

THIS INTERGOVERNMENTAL AGREEMENT, made and executed this _____ day of _____, 2025, by and between the CITY OF ROCKY FORD, a Colorado municipal corporation, hereinafter referred to as "Rocky Ford", on behalf of the Rocky Ford Emergency Communications Center, hereinafter referred to as "RFECC", and the CITY OF LA JUNTA, a Colorado municipal corporation, hereinafter referred to as "La Junta".

WITNESSETH:

WHEREAS, Rocky Ford is a political subdivision of the State of Colorado incorporated as a statutory city pursuant to Title 31, Colorado Revised Statutes; and its boundaries are located wholly within the County of Otero, State of Colorado; and

WHEREAS, La Junta is a political subdivision of the State of Colorado incorporated as a statutory city pursuant to Title 31, Colorado Revised Statutes; and its boundaries are located wholly within the County of Otero, State of Colorado; and

WHEREAS, the Colorado Constitution, Article 14, Section 18, and the Colorado Revised Statutes 29-1-201 (2016), et Seq., authorizes political subdivisions to enter into intergovernmental agreements for the mutual benefit of both parties; and

WHEREAS, La Junta desires to enter into this agreement with Rocky Ford requesting and requiring the RFECC, to provide dispatch services to the La Junta Police Department, La Junta Fire Department and EMS Service, and Rocky Ford is willing and able to provide said dispatch services to La Junta upon the terms and conditions set forth below.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements hereinafter set forth, and for such other and further considerations, the receipt and sufficiency of which is hereby acknowledged, Rocky Ford and La Junta mutually covenant and agree as follows:

1. Rocky Ford, through the RFECC, will provide all necessary dispatch services for La Junta according to the terms of the agreement as follows:
    a. All customary and ordinary dispatch services for La Junta, for the following
        i. La Junta Police Department
        ii. Fire Department responders
        iii. EMS responders
    b. The dispatch services shall be available on a 24-hour a day basis, seven days a week.
    c. The RFECC shall set up a fully functioning dispatch position for La Junta.in the RFECC facility.

d. The RFECC shall disseminate CCIC/NCIC information to the La Junta Police Officers.
e. The RFECC shall provide 911 services.
f. La Junta shall assist RFECC in moving 911 jurisdiction to RFECC.
g. La Junta shall assist the RFECC in forwarding admin lines to the communications center as necessary.

2. Rocky Ford shall, at all times, reasonably cooperate with La Junta, it's Police and Fire Departments, agents and employees so as to facilitate the performance of this agreement.
3. La Junta agrees to provide Rocky Ford with the following services, equipment, and consideration:
    a. La Junta will furnish at its own expense all necessary dispatch and/or radio equipment in each La Junta Emergency Response vehicle necessary for the proper installation, operation, and maintenance equipment and/or system.
    b. All costs and expenses associated with said consultation and/or equipment shall be borne completely by La Junta.
4. La Junta shall pay Rocky Ford a sum of $350,000 for each one year of service, to commence each January 1st of each year. The one-year service fee can be made in four equal quarterly payments, invoiced on January 1, April 1, July 1, and October 1, each year. Invoices shall be paid within 30 days to avoid disruption of services.
5. Dispatch personnel to be furnished under the terms of this agreement shall at all times be considered Rocky Ford employees. Rocky Ford shall pay all salaries and shall be responsible for all deductions with respect to such salaries. No employee of Rocky Ford's department shall be entitled to any La Junta employment benefits whatsoever, including Worker's Compensation insurance and the like.
6. Rocky Ford and its employees and agents stand as independent contractors with respect to La Junta under this agreement. No officer, employee, or agent of La Junta shall be deemed an officer, employee or agent of the Rocky Ford and no officer, employee, or agent of Rocky Ford shall be deemed and officer, employee, or agent of the La Junta. Rocky Ford is to have the entire charge, control, and supervision of all services performed under this agreement.
7. Any grievance on behalf of La Junta shall be submitted in writing to the Communications Director of Rocky Ford within five days of the event. Any grievances on behalf of Rocky Ford will be submitted to the La Junta City Manager in writing within five days of the event.
8. La Junta shall not be liable for compensation or indemnity to any Rocky Ford employee for injuries or sickness arising out of the employment of Rocky Ford for its officers or employees, and Rocky Ford shall, to the extent it may legally do so, after insurance benefits and coverage have been provided, defend and hold harmless La Junta against such claims and provide any required Worker's Compensation Insurance and unemployment insurance coverage for Rocky Ford employees.

9. Rocky Ford, its elected officials, employees and agents shall not be deemed to assume any liability for intentional or negligent acts of said La Junta, or any officer, agent, or employee thereof.
10. La Junta shall, to the extent may legally do so, after any insurance benefits and coverage have been provided, defend and hold harmless Rocky Ford, its elected officials, employees, and agents any claim resulting from the operation of the dispatch activities by Rocky Ford on behalf of La Junta.
11. The term of this agreement shall be from January 15, 2026 to December 31, 2026. In the event La Junta desires to renew this agreement for an additional term or period of time, La Junta shall notify Rocky Ford in writing at least thirty days prior to termination.
12. Either party shall be entitled to terminate this agreement upon thirty days written notice, and that all sums to be paid here under shall be pro rata to the date of termination.
13. No change or modification of this agreement shall be valid unless the same is in writing and signed by the parties here to.
14. This agreement shall be construed and enforced in accordance with Colorado Revised Statute 29-1-203.
15. This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED AND APPROVED this ____day of _____, 2025.

_____
Mayor, City of Rocky Ford

_____
City of Rocky Ford Communications Director

ATTEST: _____
City of Rocky Ford Town Clerk

EXECUTED AND APPROVED this _____ day of _____, 2025.

_____
Mayor, City of La Junta