



AGENDA

REGULAR MEETING BOARD OF UTILITIES COMMISSIONERS

La Junta, Colorado
January 13, 2026
4:00 p.m.
Council Chambers
Municipal Building
601 Colorado Avenue

CALL TO ORDER

ROLL CALL (City Clerk)
Board Members P/A

Supervisors

Others

Ayala
Berg
Bourget
Thomas
Velasquez

MINUTES OF PREVIOUS MEETING (Chairman) (Action)
Regular Meeting December 9, 2025

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

REPORTS

- A. ARPA Board (Gary Cranson)
- B. Water & Wastewater Treatment (Tom Seaba)
- C. Electric Department (Chris Arguello)
- D. Sanitation (Martin Montoya)

NEW BUSINESS

- A. Request of Michael F. Gomez – Extension of City Water Service (City Attorney) (Action)
- B. City Manager Comments
- C. Governing Body Comments

ADJOURN

SUBJECT TO APPROVAL AT THE JANUARY 13, 2026 UTILITIES BOARD MEETING

BOARD OF UTILITIES COMMISSIONERS – December 9, 2025

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

A Regular Meeting of the Board of Utilities Commissioners of the City of La Junta, Colorado, was called to order by Chairman Patrick Berg on Tuesday, December 9, 2025, at 4:00 p.m. in the Council Chambers of the Municipal Building.

Roll was called and the following Board Members were present:

Present: Joe Ayala, Mayor
 Patrick Berg, Chairman
 Mike Bourget, Commissioner
 Paul Velasquez, Council Member/Vice-Chair

Absent: none

Also present: Michael Hart, City Manager
 Erin Harris, City Attorney
 Melanie Scofield, City Clerk
 Aliza Libby, Director of Finance
 Tom Seaba, Director of Water/WW
 Chris Arguello, Electric Superintendent
 Martin Montoya, Director of Engineering

MINUTES OF PREVIOUS MEETING

Chairman Berg asked if there were any corrections or additions to the minutes of the Regular Meeting of November 18, 2025. Hearing none, the Chairman asked for a motion to approve the minutes as published.

MOTION TO APPROVE THE NOVEMBER 18, 2025 MINUTES AS PUBLISHED: Ayala

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0

CITIZEN PARTICIPATION

1. Michael Gomez, La Junta: Requested city water to his county property located on West 6th Street and have it run to the east corner of the property instead of the center of the property. Mr. Seaba informed the Board that the Utility Board Policy says that any new extensions of the current city distribution system be done to the center of the property. Also, this property is not within city limits. It would be a gesture of good will for the city to allow someone out of district to receive water service. This matter was taken under advisement and will be discussed at the next Board meeting.

2. Aliza Libby, Director of Finance: The Utility Office will have new hours beginning in 2026. It will be open Monday thru Thursday from 7:30 a.m. – 4:30 p.m. and the drive-up will be open Monday thru Thursday 7:30 a.m. – 5:00 p.m. If you are struggling with your utility bill, please come into the office prior to your services being pulled.

REPORTS

A. ARPA Board (Gary Cranson submitted the following report):

1. Summary of October 2025 Financial and Operating Statements:

- In October, revenue from power sales was better than budget by \$99,008 (5.4%).
- Cost of goods sold was just under budget by \$3,844 (0.3%).
- Net operating revenue for October was \$596,350.

2. Year to Date Income Statement:

- Revenue from power sales was better than budget by \$388,708 (1.8%).
- Total revenues were better than budget by \$704,573.
- Total cost of goods sold was under budget by \$207,209 (1.5%).
- Total A & G expenses are under budget by \$214,490 (4.0%).
- YTD Net Revenue is \$4.3 million (35.3%) better than budget.
- Average of 132 days cash on hand.
- Debt service coverage year to date is 1.47X.

3. October Operating Report:

- Member Energy sales were 4.0% better than budget in October and 2.21% more than they were in October 2024.
- Member energy sales YTD are 1.19% better than budget and 0.97% less than YTD 2024 sales.
- Member demands of 47 mW were 5.7% higher than October 2024.
- All in cost to members YTD is \$0.09288 per kWh which is 7.4% lower than 2024 and 9.3% lower than 2020.
- The avoided cost rate for November will be \$40.56 per mWh.
- The 2025 YTD blended rate for power is \$42.38 per mWh compared to \$52.25 per mWh in 2024, about 19% cheaper.
- Budget for 2026 will be approved at the December Board Meeting and includes the following:
 - Revenues of \$28.56 million
 - Total Operating Expenses of \$17.8 million (2.1% increase)
 - Power Supply \$11.9 million (small decrease)
 - Transmission \$4.4 million (11.4% overall increase)
 - Admin and General \$1.4 million (1.5% decrease)
 - Debt Service Totaling \$8.3 million
 - Interest of \$4.9 million
 - Principal of \$3.4 million
 - Non-Operating Expense \$2.5 million (excluding debt service)
 - Lamar Settlement \$167,482
 - Contingency of \$100,00
 - Net Cash of (\$236,826)

4. Next Regular Meeting: December 4, 2025 at 10:00 a.m. at Otero College in La Junta.

B. Water & Wastewater Treatment (Tom Seaba):

1. R.O. Plant

- Routine maintenance: Flushed chlorine lines and pressure transducers; well draw-downs and static levels; water tank inspections
- Winterized all wells.
- Replaced bearing in well #1 meter.
- Replaced solenoid in well #4.
- New employee training.
- Additional facilities and grounds maintenance; meter reading.

2. Distribution

- Assist Swink with main break.
- Assist Street Department with asphalt patching.
- Replace cement removed for the new hydrant at 14th and Park Avenue.
- Install new two-inch water service at the WWTP for the screw press.
- Meter Reading and utility billing office generated work orders, equipment maintenance.

3. Wastewater

- Treated 23.669 million gallons. Removed 44ft³ of screenings and 53ft³ of grit.
- RO concentrate discharge to plant was 9.095 million gallons.
- Jetted zero feet of line and twelve manhole locate requests. (Jetter truck down due to mechanical issues.)
- Major upset in east aerobic digester. Large volumes of foam due to heavy load of BOD and TSS. Treated with sprayed diluted chlorine and water. Completed clean-up.
- Lost heat in headworks due to computer program issue. Uploaded all programming, heat now works.
- Replaced fuses and cleaned pressure switch for heater in grit building.
- Hauled 350,000 gallons of sludge to Industrial park lagoons.
- Additional facilities and grounds maintenance.

4. Other Notables:

- Two new employees at RO Plant.
- Continue working toward pilot program for concentrate treatment with CU Boulder.
- Training with Colorado Rural Water.

5. Financials:

- In the Water Fund, Holbrook Farm Supplies, we wound up placing our 2nd half assessment charges on that line for the year. An assessment is what the company gives every person who owns water shares on the canal.
- Under Distribution, Mains and Accessories, there was a charge that is a purchase to be used to assist the college project. We need to drop the water main as it is at 18th Street along in front of the Kiva. All of this cost will be reimbursed to us by the college once the project is finished.
- Administrative and General, there's a contract service for divers to finish our tank inspections, reimbursable grant expenses and the Arkansas Valley Conduit charge expense for the 3rd quarter of participation in that project.
- In Wastewater, if we were to remove the payments made by the PFAS litigation, then we would be showing a fund balance of (\$469,000) which is less than the anticipated shortfall of (\$520,000). So, the budget itself is still doing well.
- If we had not been handling the sludge the way we were and kept that contract with Denali, we'd actually be nearing almost \$650,000 just to that sole contractor.

C. Electric Department (Chris Arguello):

1. Line Crew

- Daily reads, disconnects, and maintenance.
- Had annual safety inspections on the digger derricks/bucket trucks.
- Removed a pole from the City Park.
- Added cover-up protection on the tiebreakers in the airbase substation.
- Crew responded to a house fire at 1818 W. 4th Street. The service was cut.
- Did some troubleshooting on Christmas decorations throughout the town.
- Did some maintenance and training on equipment.

3. SOLAR Accounts
 - There are currently 40 residential and 2 commercial customers. A total of 9,986 kW was put back on the system for November.
4. System Update
 - SF5 Breaker Replacement Project: Have the minutes from the November 19th meeting for review.
5. Solar Farm
 - No new changes at this time.
6. Financials
 - Didn't find any red flags or errors. Red flags would be if the expenses were over revenues. After expenses, we made over \$800,000.

D. Sanitation (Martin Montoya):

1. Financials
 - There's about a \$25,000 discrepancy of expenses over revenue. In Sanitation's operational supplies MTD, there's about a \$23,000 increase in that due to the concrete pad for future buildings. Then we had a cost for TV's and tire recycling for the stuff we took in during the October cleanup month.
2. Sanitation pickup during Christmas: Wednesday will be picked up on Tuesday and Thursday trash will be picked up on Friday.
3. EPR (Extended Producer Responsibility) is sending out applications for municipalities to apply. I am currently in the process of filling out that application.

NEW BUSINESS

A. Board Vacancy Letters of Interest.

1. **Jeremiah Stoker**
2. **CaSandra Thomas**

MOTION TO RECOMMEND TO CITY COUNCIL THE APPOINTMENT OF CASANDRA THOMAS TO THE UTILITY BOARD: Bourget

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0

B. Christmas Lighting Contest in the amount of \$600.00 to be distributed as follows: \$300 for First Place; \$200 for Second Place and \$100 for Third Place.

MOTION TO APPROVE CHRISTMAS LIGHTING CONTEST IN THE AMOUNT OF \$600.00 TO BE DISTRIBUTED AS FOLLOWS: \$300 FOR FIRST PLACE; \$200 FOR SECOND PLACE AND \$100 FOR THIRD PLACE: Velasquez

SECOND: Bourget

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0

C. City Manager's Comments

1. Recommends that the Board schedule a work session to discuss the Holbrook Farms and everything that it entails. It doesn't seem like everybody quite understands what's going on out there.

D. Governing Body's Comments

1. Commissioner Bourget: Thanked the four supervisors (Aliza, Tom, Chris and Martin) for working together and providing accurate reports.

There being no further business, the meeting adjourned at 4:54 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Patrick Berg, Chairman

ARPA Board Report. Gary Cranson submitted the following report:

1) **Summary of November 2025 Financial Statement:**

In November, revenue from power sales was less than budget by \$76,168 (4.1%)

Cost of goods sold was under budget \$33,770 (2.9%)

Net operating revenue for November was \$351,167

Year to Date Income Statement:

Revenue from power sales was better than budget by \$ 312,540 (1.3%)

Total revenues were better than budget \$ 627,598

Total cost of goods sold was under budget by \$ 240,979 (1.6%)

Total A & G expenses are under budget by \$ 239,086 (4%)

YTD Net Revenue is \$ 4.5 million, 32.7% better than budget

Average of 142 days cash on hand

Debt service coverage year to date is 1.43X

2) **November Operating Report:**

Member Energy sales were 3% less than budget in November and about 8% less than they were in November 2024

Member energy sales YTD are 0.86% better than budget and 1.52% less than YTD 2024 sales

Member demands of 37 mW were 7% lower than November 2024

All in cost to members YTD is \$0.09263 per kWh which is 7.5% lower than 2024 and 9.5% lower than 2020

The avoided cost rate for December will be \$ 41.32 per mWh

The 2025 YTD blended rate for power is \$42.30 per mWh compared to \$52.30 per mWh in 2024, **about 19% cheaper**

3) **Budget for 2026** was approved at the December Board Meeting and includes the following:

- Revenues of \$28.56 million
- Total Operating Expenses of \$17.8 million (2.1% increase)
 - Power Supply \$11.9 million (Small decrease)
 - Transmission \$4.4 million (11.4% overall increase)
 - Admin and General \$1.4 million (1.5% decrease)
- Debt Service Totaling \$8.3 million
 - Interest of \$4.9 million
 - Principal of \$3.4 million
- Non-Operating Expense \$2.5 million (excluding debt service)
 - Lamar Settlement \$167,482
 - Contingency of \$100,000
- Net Cash of (\$236,826)

4) **Next Regular Meeting:** February 26, 2026 at 10:00 AM at Otero College in La Junta.

01/13/2026
Departmental Goings-On

R.O. Plant

- Routine maintenance: Clearwell inspection, PM degassifiers and manganese filter modulating valves, safety checks.
- Replaced meter register in well #1, had accuracy certified.
- Changed cartridge filters.
- Main screen on south booster generator failed. New screen on order.
- New employee training.
- Additional facilities and grounds maintenance; meter reading.

Distribution

- New water service installed in 1500 blk. of Grace Ave.
- New valve inserted on 8" line for Otero College drainage project.
- Worked on leak list.
- Equipment maintenance.
- Meter Reading and utility billing office generated work orders, equipment maintenance.

Wastewater

- Treated 26.601 million gallons. Removed 40ft³ of screenings and 63ft³ of grit.
- RO concentrate discharge to plant was 9.224 million gallons.
- Jetted 9000' of line for 8 emergency calls and 10 manhole locate requests.
- Lovejoy (flexible shaft) coupling and VFD failed and were replaced on southside gearbox on orbital basin. Continuing observation to ensure no further issues.
- Construction continues on press building.
- Hauled 150,000 gallons of sludge to industrial park lagoons.
- Additional facilities and grounds maintenance.

Other Notables:

- Purchased grass drill for farms.
- Planning gate, box, and pipe replacements on farms.
- Research new grant opportunities.
- Research and prepare industrial pretreatment reports for EPA and new policies for 2026.
- Design and engineering meetings for distribution main replacement project and brine management alternatives analysis meetings. Loan application for distribution project due to the State on January 5th.
- Training with Colorado Rural Water.

**CITY OF LA JUNTA
TREATED WATER PUMPING REPORT**

2025 DECEMBER	DAILY TOTALS	RUNNING TOTAL	RUNNING AVERAGE
1	887,482	887,482	887,482
2	1,083,466	1,970,948	985,474
3	833,962	2,804,910	934,970
4	867,600	3,672,510	918,128
5	977,571	4,650,081	930,016
6	737,511	5,387,592	897,935
7	1,065,393	6,452,985	921,855
8	899,696	7,352,681	919,085
9	712,747	8,065,428	896,159
10	1,274,376	9,339,804	933,980
11	866,221	10,206,025	927,820
12	740,080	10,946,105	912,175
13	702,198	11,648,303	896,023
14	1,123,522	12,771,825	912,273
15	1,056,078	13,827,903	921,860
16	915,705	14,743,608	921,476
17	768,296	15,511,904	912,465
18	1,259,245	16,771,149	931,731
19	741,759	17,512,908	921,732
20	1,094,294	18,607,202	930,360
21	512,203	19,119,405	910,448
22	1,348,103	20,467,508	930,341
23	886,538	21,354,046	928,437
24	757,599	22,111,645	921,319
25	677,114	22,788,759	911,550
26	945,815	23,734,574	912,868
27	910,807	24,645,381	912,792
28	622,203	25,267,584	902,414
29	1,152,453	26,420,037	911,036
30	724,806	27,144,843	904,828
31	938,950	28,083,793	905,929

WATER PUMPING REPORT - TOTAL MONTHLY AVERAGE AND ANNUAL DAILY AVERAGE

	2014	2015	2016	2017	2018	2019
JANUARY	921,401	982,581	951,866	1,008,129	1,017,718	985,506
FEBRUARY	972,783	899,325	990,441	944,202	990,572	995,785
MARCH	1,162,262	1,185,289	1,260,958	1,362,603	1,423,137	1,028,287
APRIL	1,628,607	1,951,903	1,675,183	1,531,140	1,763,265	1,682,223
MAY	2,554,895	1,407,158	2,126,396	1,664,063	2,715,473	2,239,430
JUNE	3,116,761	2,443,088	2,684,200	2,792,473	3,373,343	2,626,847
JULY	2,679,176	2,987,266	3,118,577	2,704,002	3,048,099	2,865,161
AUGUST	2,619,138	2,929,069	3,215,891	2,158,243	2,588,089	3,044,966
SEPTEMBER	2,494,287	2,678,312	2,761,297	2,370,071	2,459,879	2,814,694
OCTOBER	1,816,309	1,786,327	2,053,569	1,440,836	1,339,430	1,546,996
NOVEMBER	1,107,138	1,139,791	1,194,828	1,135,276	1,026,190	1,079,446
DECEMBER	898,572	919,619	999,685	1,045,058	982,878	1,042,740
Total of Monthly Average	21,971,329	21,309,728	23,032,891	20,156,096	22,728,073	21,952,081
Annual Monthly Average	1,830,944	1,775,811	1,919,408	1,679,675	1,894,006	1,829,340
	2020	2021	2022	2023	2024	2025
JANUARY	1,044,009	1,161,771	1,102,644	1,079,783	932,600	959,158
FEBRUARY	1,016,581	1,246,955	1,087,932	1,050,626	895,293	923,782
MARCH	1,308,317	1,207,604	1,115,113	1,068,667	1,022,006	1,161,087
APRIL	1,868,792	1,841,144	1,840,332	1,899,967	1,810,903	1,846,741
MAY	2,824,709	1,951,034	2,419,403	2,109,724	2,447,238	1,865,956
JUNE	3,329,929	2,685,689	2,837,504	2,374,146	2,759,970	2,373,257
JULY	2,816,800	3,227,453	2,696,154	2,432,048	2,593,624	2,805,768
AUGUST	3,048,754	3,049,651	2,656,857	2,432,048	2,643,560	2,576,336
SEPTEMBER	2,427,889	2,656,326	2,506,060	2,126,370	2,452,890	2,293,848
OCTOBER	1,920,007	1,811,689	1,872,821	1,637,142	1,907,575	1,762,246
NOVEMBER	1,185,766	1,246,012	1,115,090	970,307	925,572	1,051,996
DECEMBER	1,090,004	1,077,914	1,094,785	858,878	891,162	905,929
Total of Monthly Average	23,881,557	23,163,242	22,344,695	20,039,706	21,282,393	20,526,104
Annual Monthly Average	1,990,130	1,930,270	1,862,058	1,669,976	1,773,533	1,710,509

ANNUAL MONTHLY AVERAGE from 1978-2013	
YEAR	
1978	3,417,038
1979	2,359,628
1980	2,340,723
1981	2,204,668
1982	1,981,657
1983	2,202,084
1984	2,077,328
1985	2,041,761
1986	2,448,842
1987	2,392,992
1988	2,617,253
1989	2,452,398
1990	2,274,213
1991	2,600,497
1992	2,468,108
1993	2,706,996
1994	2,772,865
1995	2,599,979
1996	2,718,012
1997	2,778,802
1998	2,764,985
1999	2,686,897
2000	2,870,918
2001	2,613,727
2002	2,545,514
2003	2,294,070
2004	1,936,373
2005	2,050,567
2006	1,907,597
2007	1,819,832
2008	1,825,493
2009	1,742,560
2010	1,834,444
2011	2,014,490
2012	1,679,675
2013	1,897,788



City of La Junta
Electric Department
P.O. Box 489 - 601 Colorado Avenue
La Junta, Colorado 81050

DECEMBER 2026 Report

In addition to daily reads, disconnects, and maintenance, the crew performed these additional tasks...

- We performed a primary pole change-out on 8th, and Colorado, the pole was rotten.
- We removed a guy wire from the wastewater for the foundation for the new building.
- We also replaced a guy wire North of the Red Lion Hotel.
- We finished up in North La Junta on the backup feed to the well fields.
- The crew did some tree trimming on 1210 Rice Ave for the street department.
- We had a delta Y transformer go bad just North of the Boys Ranch that we replaced.
- We did some fiberglass repair on our boom on the digger truck.

Solar Accounts

There are currently 40 residential and 2 commercial customers. A total of 9,770 kw was put Back on the system for December.

System Update

No new changes at this time.

Scholarship Applications

La Junta Municipal Light Plant

Monthly Report

MONTH/YEAR DEC 2025

DATA FROM ION METER MONTHLY SCREEN

ION SWD Peak Demand: 13833 Date: 12-01-25 Time: 11:09

ION SWD Min Demand: 5238 Date: 12-26-25 Time: 3:10

ION KWH NET: 6430170 kWh

DATA FROM PLANT CONSUMPTION METER SCREEN AND PREVIOUS MONTH REPORT

	CURRENT	- PREVIOUS	= TOTAL
METER 1 KWH READING:	<u>388014</u>	<u>383192</u>	<u>4822</u>
METER 2 KWH READING:	<u>0</u>	<u>0</u>	<u>0</u>
METER 3 KWH READING:	<u>448317</u>	<u>437602</u>	<u>10715</u>
PLANT USAGE TOTAL:			<u>15537</u>

FAX COPY TO GINGER

FILE IN MONTHLY REPORT BOOK

ION METER THIS MONTH READINGS

Energy

ION_ThisMo.kwhnet 543054 KWh

2026-01-01-00:00

ION_kwh_net Running 1223502 KWh

KWh Energy Rollover Debugging:
KWHCNTF=1 ION=6.0 kwhnet=9999912.0
DT#2025-12-29-00:21:08

Demand

ION_ThisMo.kwswd_max 8655 kW

2026-01-05-06:10

ION_ThisMo.kwswd_min 5636 kW

2026-01-05-03:10

ION METER LAST MONTH READINGS

Energy

ION_LastMo.kwhnet 4112884 KWh

2025-12-01-00:00

ION_LastMo.kwhnet_diff 6430170 KWh

2026-01-01-00:00

Demand

ION_LastMo.kwswd_max 13833 kW

2025-12-01-11:09

ION_LastMo.kwswd_min 5238 kW

2025-12-26-03:10

Total Energy Used Last Month: 6430170 KWh

Press Control-P to Print

POWER PURCHASE FROM ARPA & ELECTRIC COST ADJUSTMENT

TOTAL SYSTEM KWH					ARPA SYSTEM DEMAND IN KW				
MONTH	2022	2023	2024	2025	MONTH	2022	2023	2024	2025
JAN.	6,703,138	6,935,357	7,225,221	7,296,224	JAN.	13369	14,566	15,410	14,654
FEB.	6,097,119	6,225,931	6,110,860	6,495,857	FEB.	14377	14,024	12,839	15,106
MAR.	6,251,302	6,438,367	6,264,049	6,406,823	MAR.	13028	12,739	12,676	12,939
APR.	5,615,592	5,778,686	6,093,472	6,434,125	APR.	12235	12,575	13,419	13,287
MAY	6,330,071	6,374,124	6,519,663	6,626,696	MAY	16191	14,150	15,775	15,432
JUN.	7,547,337	6,543,361	8,461,587	8,057,762	JUN.	18005	17,275	20,311	19,615
JUL.	8,748,814	8,468,800	9,037,095	9,468,978	JUL.	19454	20,020	20,878	20,837
AUG.	8,580,511	8,807,034	9,144,176	9,133,892	AUG.	19656	19,789	20,538	21,913
SEP.	7,148,695	7,047,960	7,153,471	7,384,176	SEP.	18094	18,598	18,194	18,284
OCT.	6,054,662	6,460,893	6,405,123	6,649,007	OCT.	12537	14,743	14,540	14,965
NOV.	6,162,176	6,174,024	6,235,843	5,946,825	NOV.	12625	13,167	13,419	12,660
DEC.	6,664,825	6,550,780	6,396,933	6,430,170	DEC.	13495	13,595	13,633	13,833
	81,904,242	81,805,317	85,047,493	86,330,535		183,066	185,241	191,632	193,525
ELECTRIC COST ADJUSTMENT PER KWH									
MONTH	2022	2023	2024	2025					
JAN.	0.0443296	0.0448092	0.0449428	0.03541					
FEB.	0.0463651	0.0457843	0.0448742	0.0382477					
MAR.	0.044582	0.0439096	0.0441258	0.0357143					
APR.	0.0453687	0.0452284	0.0452925	0.0360166					
MAY	0.0472119	0.0452418	0.0463112	0.0376929					
JUN.	0.0463289	0.04781	0.0457255	0.0379757					
JUL.	0.0447391	0.0457028	0.0453713	0.0365217					
AUG.	0.0455374	0.0449125	0.0449007	0.0379995					
SEP.	0.0471618	0.0476422	0.0471484	0.0393454					
OCT.	0.0448514	0.0462336	0.0459023	0.0371167					
NOV.	0.0440813	0.0445895	0.0445059	0.0362562					
DEC.	0.0439199	0.043537	0.0448015						
AVERAGE	0.0453731	0.0454501	0.0453252	0.0371179					



Scholarship applications are being accepted by the Arkansas River Power Authority (ARPA) and the City of La Junta Electric Department for the 2026~2027 academic school year. This scholarship is available to La Junta High School seniors whose families receive electric service from the City of La Junta Electric Department.

ARPA and the City of La Junta Electric Department will award one (1) \$1,400 scholarship.

The Selection Committee will only consider applicants who have fully completed the application process by the published deadline of April 10, 2026.

Applications are available at the office of **Chris Arguello, 515 Lacey Avenue, La Junta, Colorado, and the La Junta High School Counselor Office.**

Send completed application forms, including each of the required elements from the application process to:

**La Junta Electric Department
Scholarship Application
Attn: Chris Arguello
P.O. Box 489
La Junta, CO 81050**

To be considered, an application **MUST** be received at the La Junta Electric Department office by the close of business on **April 10th, 2026.**





Below is the December, 2025 supplemental information regarding the sanitation department.

CUSTOMER INFORMATION

CUSTOMERS	2025	2024	+/-	PERCENT CHANGE
RESIDENTIAL	2,796	2,782	14	0.50%
COMMERCIAL	440	435	5	1.14%
INDUSTRIAL	10	12	(2)	-20.00%
MUNICIPAL	28	29	(1)	-3.57%
	3,274	3,258		

LANDFILL

TONS	2025	2025	2024	2024	+/-	% CHANGE
	December	YTD	December	YTD		
OTERO COUNTY LANDFILL	516.34	6,516.24	486.55	5,747.54	29.79	5.77%
SOUTHEAST RECYCLING	11.24	255.41	78.03	204.12	(66.79)	-594.22%
CLEAN VALLEY - CURBSIDE	3.79	41.80	3.25	39.24	0.54	14.25%
CLEAN VALLEY - TRAILER	1.18	29.00	1.90	27.24	(0.72)	-61.02%
	532.55	6842.45	569.73	6018.14		

TONNAGE

OPEN TOP	19.29
COMPACTOR	12.99
RESIDENTIAL	242.4
COMMERICAL	125.58
ROLL OFFS	92.29
	492.55

OTHER INCOME

ITEM	2025	2024	2025	2024	+/-	PERCENT CHANGE
	December	December	YTD	YTD		
SPECIAL PICK-UP	2	1	35	38	-3	-8.57%
40-YD BOXES	16	14	340	263	77	22.65%
20-YD BOXES	15	15	180	251	-71	-39.44%
OVERAGES	4	7	115	127	-12	-10.43%
COMPACTOR	5	5	58	58	0.00	0.00%
TRX STATION (OPEN BOX)	19.29	22.98	409.43	407.84	1.59	0.39%
TRX STATION (COMPACTOR)	12.99	14.82	126.83	154.60	-28	-21.90%
TOTE REPLACEMENT	2	11	70	119	-49	-70.00%

MEMORANDUM

To: La Junta Utility Board

From: Erin Harris, City Attorney

Re: Request of Michael F. Gomez – Extension of City Water Service to 2206 West 6th Street (County Property)

Date: December 13, 2025

I. Purpose of Memorandum

This memorandum summarizes and analyzes the request made by Michael Gomez, who owns property jointly with Michael E. Maestas, for the extension of City water service to the property located at 2206 West 6th Street. The property lies outside the City of La Junta in unincorporated Otero County.

Mr. Gomez appeared before the Utility Board in person and provided a hand-drawn map but did not submit a formal written application. The Utility Board elected to take the matter under advisement, and I indicated I would prepare a written summary explaining the governing Utility Board policies, the legal implications of outside-City water service, and the issues the Board should consider before taking action.

II. Summary of the Applicants' Request

The applicants request City water service only (not sewer). Mr. Gomez stated that:

1. The owners wish to remain outside City limits because county zoning allows uses (including keeping horses) that are more restricted in the City;
2. They are willing to pay for the water line extension;
3. They cannot afford to extend the water main to the center of the property, which they understand to be required by City policy; and
4. They request that the water line be allowed to terminate at the edge or corner of the parcel instead.

Mr. Gomez expressed the belief that annexation would be entirely optional and subject to the owners' choice.

III. Governing Utility Board Policies – Outside-City Water Service

A. §19.1 – General Requirements for Water Service Outside City Limits

Utility Board Policy §19.1 establishes mandatory conditions for any outside-City water service:

- §19.1(a) – *Extension costs*:
The applicant must pay all costs of any line extension, which must meet City specifications.
- §19.1(b) – *Rates and tap fees*:
Outside-City customers must pay double the inside-City water rates and double tap fees, unless the City elects to impose a payment in lieu of taxes.
- §19.1(c) – *Annexation covenant (mandatory)*:
Prior to receiving service, the owner must sign a written agreement providing that, when the property becomes eligible for annexation, the owner will cause the property to be annexed.
The agreement must include a power of attorney authorizing the City Clerk to sign an annexation petition if the owner fails to do so within six months of eligibility.
The agreement must be recorded and is a covenant running with the land, binding future owners.
- §19.1(d) – *Capacity limits*:
Outside-City service is subject to system capacity constraints.

Key point: Outside-City water service is not intended to allow permanent avoidance of annexation.

B. §24.7 – Water Main Extensions (Center-of-Property Rule)

Utility Board Policy §24.7 provides:

“All water main extensions to the City water system will be installed by the property owner to at least the center of his property, with the minimum size of line being 8” AC and installed according to City specifications... After the main has been installed and tested to City specifications, the City will maintain the line.”

This language is mandatory, not discretionary. Unless the Board expressly grants an exception, any new water main extension must reach at least the center of the property.

IV. Annexation Eligibility Under Colorado Law

Because §19.1(c) requires a recorded annexation covenant, it is important to clarify what it means for property to be “eligible for annexation.”

Annexation eligibility is governed by the Colorado Municipal Annexation Act of 1965, C.R.S. §§ 31-12-101 to 31-12-123.

The primary eligibility requirement is contiguity:

- A parcel becomes eligible for annexation when it shares a common boundary with the City equal to at least one-sixth (1/6) of the parcel's total perimeter (C.R.S. § 31-12-104).

Eligibility is a factual, survey-based determination, not a matter of owner preference. Once eligibility exists, annexation may proceed under the statute.

V. Preliminary Annexation Eligibility Concern – Gomez Parcel

Following the Utility Board meeting, I consulted with City Engineer Martin Montoya. Based on an initial visual review, Mr. Montoya indicated that the Gomez parcel's shared boundary with City-owned land may approach or meet the one-sixth contiguity threshold, though this must be confirmed through calculation using the legal description or a survey.

This raises a significant issue:

- If the parcel is already eligible for annexation,
- Execution of the annexation covenant required by §19.1(c) would make annexation immediately operative, regardless of the owners' desire to remain in the county.

For that reason, annexation eligibility should be confirmed before the Board takes action on the water request, and the applicants should be clearly informed of the consequences.

VI. Procedural Requirements if Water Service Is Approved

If the Utility Board approves outside-City water service, the following steps are required by policy:

1. Execution and recording of the annexation covenant and power of attorney (§19.1(c));
2. Payment of all extension costs and double tap fees (§19.1(a), §19.2);
3. Ongoing billing at double inside-City water rates unless the City elects a PILT (§19.1(b));
4. Compliance with §24.7, requiring extension of the water main to at least the center of the property unless an exception is formally granted;
5. Installation of a separate meter (§19.3).

These requirements are not optional and cannot be satisfied informally.

VI-A. Property Ownership and Execution of Required Agreements

Otero County records indicate that the property at 2206 West 6th Street is owned in joint tenancy by Michael Gomez and Maestas Michael E.

As a result:

- Both owners must execute the annexation covenant, power of attorney, and any other agreements required by the Utility Board policies;
- Any recorded agreements must bind both owners and their successors; and
- Approval of outside-City water service cannot be finalized unless all owners of record have signed the required documents.

Execution by only one joint tenant would be legally insufficient.

VII. Cautions Regarding Exceptions to Stated Policy

During Board discussion, the idea was raised of allowing the line to stop short now and “putting something on file” to address costs later. This approach presents substantial concerns:

- Policy integrity: Departing from §24.7 without formal findings undermines the Board’s adopted rules;
- Administrative risk: Informal records may be lost as staff changes;
- Enforceability: Undefined future obligations are difficult or impossible to enforce;
- Title impacts: Recorded contingent obligations can impair financing and resale for the landowner;
- Precedent: Future applicants may claim entitlement to similar treatment.

If the Board chooses to depart from §24.7, it should do so deliberately, with clear findings explaining why an exception is warranted and why it does not create a general precedent.

VIII. Options Available to the Utility Board

1. Enforce the policies as written
Require extension to the center of the property and full compliance with §19.1.

2. Deny the request
Conclude that outside-City water service is not appropriate if policy requirements cannot be met.
 3. Grant a narrowly tailored exception
Allow termination at the property line only with explicit findings, full disclosure to the owners, and strict compliance with §19.1, including the annexation covenant.
-

IX. Conclusion

The Utility Board policies governing outside-City water service are comprehensive and interconnected. They are designed to:

- Protect the City's infrastructure investment,
- Prevent permanent service to tax-exempt county land, and
- Ensure eventual annexation where City services are extended.

Approving water service for the Gomez parcel may place the property on an unavoidable path toward annexation, potentially sooner than the owners expect. Any decision should therefore be made with full awareness of the legal consequences and the risks of deviating from the Board's stated rules.