

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
March 2, 2026
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)

RECOGNITION: Joseph Gamez, State Champ

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

CONSENT AGENDA

- A. Regular Meeting Minutes February 17, 2026
- B. Application for a Special Events Permit by Otero College Foundation, Kari White, Event Manager. The event is the Otero Ag Night at the Races to be held March 14, 2026 from 6:00 p.m. to 11:59 p.m. at 1802 Colorado Avenue
- C. Application for Renewal of a Hotel & Restaurant Liquor License by Mexico City Café Inc. d/b/a Mexico City Cafe, 1617 Raton Avenue

UNFINISHED BUSINESS

- A. Second Reading/AN ORDINANCE AMENDING THE 2026 BUDGET FOR THE CITY OF LA JUNTA, COLORADO, WATER FUND, AND MAKING A SUPPLEMENTAL APPROPRIATION (City Attorney) (Action)

NEW BUSINESS

- A. First Reading/AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF LA JUNTA, COLORADO, AND ESTABLISHING ZONING FOR SUCH PROPERTY (City Attorney) (Action)
- B. Committee/Board Report
- C. City Manager Report
- D. Community Events/Council Report
- E. Governing Body Report
- F. ADJOURN

CITY COUNCIL MEETING – February 17, 2026

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 Tuesday, February 17, 2026, 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
Carly Johnson, Ward 2
Joe Ayala, Mayor
Chandra Ochoa, Ward 2
Lisa Pantoya, Ward 3
Maureen Rikhof, Ward 3

Absent: Paul Velasquez, Ward 1

Also present: Michael Hart, City Manager
Melanie Scofield, City Clerk
Pam Denahy, Econ. Dev.
Jennifer Hinkhouse, Purchasing
Todd Quick, Police
Elaine McIntyre, La Junta
Michael Yerman, SECRHA
Teale Hemphill, SECRHA
Jaclyn Wendland, La Junta
Vivian Herrera, La Junta
Tom Seaba, Water
Casey Weber, Water
Meghan Wike, Water
Gary Reed, Rocky Ford
Adrian Hart, SECO News
Nancy Harrington, SECO News
Bette McFarren, RF Gazette


Subject to approval at the
March 2, 2026
City Council Meeting


EMPLOYEE SERVICE AWARDS

A. February 2026

1. Casey Weber, Water – 5 years

- 8 years seasonal at Pool
- Hired full-time 2/2/21 at Airport/Aviation
- Transferred 1/16/23 to Water Plant
- Successfully obtained Class D Water Treatment and Class 1 Water Distribution certificates

2. Todd Quick, Police – 25 years

- Patrolman 2/16/2001
- Corporal 6/1/2004
- Sergeant 1/16/2005
- Captain 12/01/2005
- Chief of Operations 05/16/2006
- Police Chief 01/01/2013

CITY COUNCIL MEETING – February 17, 2026**CITIZEN PARTICIPATION (5-minute time limit per person):**

1. Vivianna Herrera, La Junta Jr/Sr High School Tiger Theatre: Invited everyone to their performance of the Brothers Grimm Spectaculathon to be held on Thursday, February 19th and Friday, February 20th at 7:00 p.m. and Saturday, February 21st at 2:00 p.m. Tickets are \$10.00 each and doors open thirty minutes prior to the show.
2. Jaclyn Wendland, Community Outreach & Partnership Coordinator, Airborne ABA: Introduced Airborne ABA as a community partner and resource for families across the region. It provides applied behavior analysis or ABA therapy. It is designed to teach meaningful skills and reduce behaviors that interfere with learning, safety, and independence. It focuses on building communication, daily living skills, social interactions, and self-regulation through structured teaching and real-life practices. ABA is partnered with CDS across the Valley along with Lamar and Crowley County School Districts. Services are funded through medical insurance for eligible children.

PRESENTATION

- A. **Southeast Colorado Regional Housing Authority (SECRHA), Teale Hemphill, Program Director**: SECRHA has completed 117 units since 2022 in the six-county region and is completing the required Housing Needs Assessment for the entire region and the City of La Junta this year. Also, during that time, MY Rural Planner (MYRP) worked with 17 local governments, who had already opted in to Prop 123, to adopt expedited review resolutions, making them eligible to receive \$50,000 Incentive Grant awards from DOLA, including La Junta. Many of the communities in the region are committing the \$50,000 award back to the SECRHA to continue housing efforts in the region. The City of La Junta has recently removed two blighted homes at 1214 Rice Avenue and 618 Colorado Avenue. The SECRHA is requesting the Council to consider donating these lots to the program for potential new home sites within the program.

CONSENT AGENDA

- A. **Regular Meeting Minutes February 2, 2026**
- B. **Application for a Special Events Permit by Our Lady of Guadalupe/St. Patrick Parish, Kim Hanagan, Event Manager. The event is their Annual Dinner Auction to be held March 14, 2026 from 8:00 a.m. to 11:59 p.m. at 202 Lincoln Avenue**
- C. **Application for Renewal of a Tavern Liquor License by Ronald Hall, d/b/a The Railyard, 114 Colorado Avenue**
- D. **Application for Renewal of a Lodging & Entertainment Liquor License by Yak & Yeti Hotel Inc. d/b/a Yak and Yeti, 1325 E. 3rd Street**

MOTION TO APPROVE THE FEBRUARY 17, 2026 CONSENT AGENDA: Ramirez

SECOND: Ochoa

DISCUSSION: There was no discussion

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

UNFINISHED BUSINESS

- A. **Second Reading/AN ORDINANCE CREATING A NEW CHAPTER 9.10 OF TITLE 9 OF THE LA JUNTA MUNICIPAL CODE, ENTITLED "GAMBLING DEVICES"**. The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Ochoa

SECOND: Rikhof

DISCUSSION: The City Council of the City of La Junta finds and declares that gambling activities and gambling devices, when not expressly authorized by state law, pose risks to the public health, safety, morals, and general welfare of the community, including increased criminal activity, public nuisance conditions, and consumer deception.

CITY COUNCIL MEETING – February 17, 2026

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

- B. Second Reading/AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO ADOPTING CHAPTER 9.14 OF THE LA JUNTA MUNICIPAL CODE REGARDING ADMINISTRATIVE CLOSURE OF PREMISES ENGAGED IN UNLAWFUL ACTIVITY.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Pantoya

SECOND: Ramirez

DISCUSSION: The City Council of the City of La Junta finds and declares that certain unlawful activities conducted on commercial or nonresidential premises, including but not limited to illegal gambling operations, constitute a threat to the public health, safety, morals, and general welfare of the community.

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

- C. Second Reading/AN ORDINANCE ADOPTING CHAPTER 8.14 OF THE LA JUNTA MUNICIPAL CODE ENTITLED “PUBLIC NUISANCE ABATEMENT, INJUNCTIONS, AND RELATED REMEDIES”.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Pantoya

SECOND: Ochoa

DISCUSSION: The City Council finds and declares that certain conditions, activities, and uses of property may constitute public nuisances when they threaten the public, safety, morals, or general welfare of the community.

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

- D. Second Reading/AN ORDINANCE CREATING A NEW ARTICLE WITHIN CHAPTER 9.08 OF TITLE 9 OF THE LA JUNTA MUNICIPAL CODE PROHIBITING GAMBLING AND SIMULATED GAMBLING DEVICES, PROVIDING DEFINITIONS, ESTABLISHING PENALTIES, DECLARING GAMBLING PREMISES A PUBLIC NUISANCE, AND AUTHORIZING SEIZURE AND FORFEITURE OF GAMBLING DEVICES AND PROCEEDS.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Ramirez

SECOND: Pantoya

DISCUSSION: Authorizes the seizure and forfeiture of gambling devices and proceeds.

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

NEW BUSINESS

A. Board Appointments

1. Senior Citizens Advisory Board

a. Mitch Cruz (term to expire 12/31/2028)

MOTION TO APPOINT MITCH CRUZ TO THE SENIOR CITIZENS ADVISORY BOARD:
Pantoya

SECOND: Johnson

DISCUSSION: There was no discussion

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

CITY COUNCIL MEETING – February 17, 2026**b. Hollis Goodwin (term to expire 12/31/2026)**

MOTION TO APPOINT HOLLIS GOODWIN TO THE SENIOR CITIZENS ADVISORY BOARD: Ochoa

SECOND: Ramirez

DISCUSSION: Although board appointments were recently approved, two additional members turned in their letters of resignation since then.

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

B. First Reading/AN ORDINANCE AMENDING THE 2026 BUDGET FOR THE CITY OF LA JUNTA, COLORADO, WATER FUND, AND MAKING A SUPPLEMENTAL APPROPRIATION. The ordinance was introduced by title only, there being copies available to those in attendance.

Tom Seaba, Director of Water Utilities: The supplemental is to replace the delivery pipes and headgates at our Holbrook Farms. This past summer, Holbrook did a survey of every headgate in their system and we weren't notified until later when they provided us with the letter and the results of which basically stated every one of our headgates required replacement due to significant water loss when in use. We knew that at some point in our future, these would need to be replaced, we just didn't know it was now.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Rikhof

SECOND: Ramirez

DISCUSSION: There was no discussion

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

C. Committee/Board Reports

1. Planning Commission (Council Member Rikhof):
 - Meeting will be this Thursday.

D. City Manager Report

- HB26-1001 – “Housing Development On Qualifying Properties.” It is basically a preemptive bill that the state is pushing through that would permit schools, institutions of higher learning, public housing authorities, and a plethora of nonprofits to be able to circumvent proper planning and zoning in building housing on properties that they own. It is now sitting on the Senate side. It will be in committee on March 4th, 2026. This is a bill that is opposed by the Municipal League as well as Action Colorado.
- SB26-097 – “Decriminalization Adult Commercial Sexual Activity.” So far, it's not been assigned to a committee yet. If it does start to catch some steam, that'll be another one a bunch of us will be going to Denver to testify against.
- Will be going to CML for their annual Legislative Workshop on Thursday and then the CML Legislative Committee will be meeting on Friday.
- The new grocery store is progressing. They are looking to hire 40 full-time employees. Right now, they've received over 200 applications. They are looking to start the hiring process in April. Check their Facebook page for updates. They also have a Google survey out they would like for people to take. They're hoping to open by early May.

E. Community Events/Council Report

Council Member Rikhof:

- Appreciated the presentation that Lewis gave us in June. Recently had Cameron Salzbrenner from Inspiration Field do a similar type presentation. I appreciate when we've had community organizations do that for the council and I would like to encourage that we do more of those.
- Congratulations to Michael for being here a year. Thank you for your service and we appreciate having you in La Junta.

CITY COUNCIL MEETING – February 17, 2026

- I want to follow up on a couple of things to that effect. I think that part of what we had talked about when we were interviewing and bringing a city manager here is a strong commitment to supporting the city manager with an annual review and feedback. I'm asking what we're going to be doing publicly. I think people would like to know how they can let Michael know what he's done that they've appreciated and what's working well for La Junta in the past year and what we'd like to see more of going forward.
- Carly, thank you. We appreciate your service and I believe this is your last meeting. So, we do have an open seat and just wanted to discuss as a council how we're going to be filling that.
 - As part of that conversation, I would like to suggest that we open up a conversation about what it would look like to move away from ward representation to at-large representation for all seven council seats instead of just the mayor's seat.

F. Governing Body Reports

1. Mayor Ayala: When we did the evaluation of a previous city manager, we couldn't even find the last one that was done. I think they said maybe seven years prior. Those that took part in that review know it was very long and there was a lot of questions and it was a scoring system basically. When I reached out to CML, they said, Michael is a member of ICMA. I also called Lamar. Mayor Crespín said they just redid there's and they used ICMA. What they did was mix three of them and just did it to their own liking. Michael will be here a year officially tomorrow but I want to make sure we do this right so it is easy, simple, and giving him a vision of where we want him to be. I want you guys to all feel comfortable with it. I want there to be a place, maybe online, for a public comment or something like that to where we take that into consideration. It'll be done hopefully before the end of March. This will be a special work session on how we want to do it and then another session to actually do it. I feel like we owe it to the council to do this the right way this time and make sure that what we have lasts for a long time.

For the wards and at-large, that would have to be something that we change in the charter. To change a charter, it has to go out to a vote of the people. We can start doing this to see what the process looks like. We'll make sure we get that going so everyone understands that side of it.

City Clerk Scofield: Per Carly's letter, she stated March 1st would be her end of term for this seat. The vacancy can't be opened until she's vacated it. Then it will be published in the paper, put on our Facebook page and the city website that we have this vacancy open and what the qualifications are. We'll take letters for a certain amount of time that way the council has time to review them. Then at the next council meeting, interviews can be done and the council can make a decision.

Thank you, Michael, for your time and working with me for a whole year. Michael broke some news on Auggies. We've known about this for quite some time but we were making sure that we were being fair to Auggies. It wasn't about keeping the community in the dark. We wanted them to know that they could trust us with this information. When we heard about Safeway potentially closing and then, yes, it is closing, myself, Michael, and Pam Denahy worked around the clock to make sure we had something to go in there. Mayor Crespín in Lamar who also a big part of why this all got done in conjunction with Lamar. He helped us make sure that we all stayed on the same page and in partnership with the Browns. We look forward to celebrating a ribbon cutting or something.

There being no further business, the meeting adjourned at 6:50 p.m.

ATTEST:**CITY OF LA JUNTA**

 Melanie R. Scofield, City Clerk

 Joseph Ayala, Mayor

ORDINANCE NO. 1694

AN ORDINANCE AMENDING THE 2026 BUDGET FOR THE CITY OF LA JUNTA, COLORADO, WATER FUND, AND MAKING A SUPPLEMENTAL APPROPRIATION

WHEREAS, pursuant to C.R.S. § 29-1-109, if during the fiscal year it becomes apparent that the amount appropriated in the adopted budget is insufficient, the governing body may adopt a supplemental budget and make supplemental appropriations by ordinance; and

WHEREAS, the Board of Utilities Commissioners of the City of La Junta adopted Resolution No. RUB-1-2026 on February 10, 2026, recommending amendment of the 2026 Water Fund budget; and

WHEREAS, the Board of Utilities Commissioners determined that expenditures were not anticipated at the time of adoption of the 2026 budget, including capital expenditures for Holbrook Canal Headgate Replacements; and

WHEREAS, sufficient funds are available in the Water Fund balance to support the recommended supplemental appropriation; and

WHEREAS, the City Council finds that amendment of the 2026 budget and appropriation of additional funds for the Water Fund is necessary and proper.

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

Section 1. Supplemental Budget Adoption.

The 2026 Budget for the City of La Junta is hereby amended to reflect an increase in expenditures and revenues within the Water Fund.

Section 2. Water Fund Appropriation.

There is hereby appropriated to the Water Fund an additional sum of **Eighty-Three Thousand Seven Hundred Dollars (\$83,700.00)** for the following purpose:

Capital Outlay – Holbrook Canal Headgate Replacements
\$83,700.00

Section 3. Source of Funds.

The supplemental appropriation authorized herein shall be funded by:

Transfer from Water Fund Balance
\$83,700.00

Section 4. Severability.

If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, such decision shall not affect the validity of the remaining portions.

Section 5. Effective Date.

This Ordinance shall take effect upon final passage and publication as required by law.

PASSED ON FIRST READING this 17th day of February, 2026.

PASSED ON SECOND READING AND ADOPTED this 2nd day of March, 2026.

CITY OF LA JUNTA

Joe Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

City of La Junta - Holbrook Canal Headgate Replacements



Habitat Construction, LLC

PO Box 550 / 200 S 17th Street
 Rocky Ford, CO 81067
 Contact: Randall Kurtz
 Phone: (719) 254-3900
 Fax: (719) 254-3901

Quote To: City of La Junta

Estimate No: HC2235
Quote Date: 1/22/2026

Contact: Carl Scofield
Phone:
Fax:

Date of Plans:
Revision Date:

This Quote is valid for 30 Days

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Install Precast Headwall & 70 Ft of 12" Pipe	6.00	EA	9,959.11	59,754.66
GRAND TOTAL					\$59,754.66

NOTES:

This quote includes cost for labor, equipment, pipe, precast headgates, and flowfill.

To accept this quote and enter into a contractual agreement with Habitat Construction, LLC for completing this work, please sign and date below. Please email a signed copy to Brock Falk at bfalk@habitat-const.com.

Printed Name: _____

Signature: _____

Date: _____

City of La Junta - Holbrook Canal 24" and 12" Headgate Replacements



Habitat Construction, LLC

PO Box 550 / 200 S 17th Street
 Rocky Ford, CO 81067
 Contact: Randall Kurtz
 Phone: (719) 254-3900
 Fax: (719) 254-3901

Quote To: City of La Junta

Estimate No: HC2235-2

Quote Date: 1/22/2026

Contact: Carl Scofield

Phone:

Date of Plans:

Fax:

Revision Date:

This Quote is valid for 30 Days

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Install Precast Headwall & 80 Ft of 24" Pipe	1.00	EA	15,157.43	15,157.43
2	Install Precast Headwall & 30 Ft of 12" Pipe	1.00	EA	8,782.13	8,782.13
GRAND TOTAL					\$23,939.56

NOTES:

This quote includes cost for labor, equipment, pipe, precast headgates, flowfill, and asphalt patching.

To accept this quote and enter into a contractual agreement with Habitat Construction, LLC for completing this work, please sign and date below. Please email a signed copy to Brock Falk at bfalk@habitat-const.com.

Printed Name: _____

Signature: _____

Date: _____

ORDINANCE NO. 1695

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF LA JUNTA, COLORADO, AND ESTABLISHING ZONING FOR SUCH PROPERTY

WHEREAS, a Petition for Annexation pursuant to Article 12 of Title 31, Colorado Revised Statutes, has been filed with the City Council of the City of La Junta by the owners of one hundred percent (100%) of the land proposed to be annexed; and

WHEREAS, the territory proposed to be annexed consists of approximately 3.49 acres, more particularly described in Exhibit A attached hereto and depicted on the Annexation Plat attached as Exhibit B; and

WHEREAS, the Planning Commission of the City of La Junta conducted a duly noticed public hearing and, by Resolution, recommended approval of the proposed annexation in Resolution No. RPC-1-2026; and

WHEREAS, notice of the public hearing before the City Council was duly published in accordance with law; and

WHEREAS, the City Council conducted a public hearing on February 19, 2026, at which time all interested persons were afforded an opportunity to be heard.

SECTION 1. FINDINGS.

The City Council hereby finds and determines as follows:

- A. The Petition for Annexation is signed by the owners of one hundred percent (100%) of the land described in the petition, exclusive of streets and alleys.
- B. The territory proposed to be annexed is not presently included within the boundaries of any other municipality.
- C. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundary of the City of La Junta, as shown on the Annexation Plat.
- D. A community of interest exists between the territory proposed to be annexed and the City of La Junta.
- E. The territory proposed to be annexed is urban or will be urbanized in the near future.
- F. The territory is integrated or capable of being integrated with the City of La Junta and is capable of being served by municipal services.
- G. The annexation is consistent with the City of La Junta Comprehensive Plan and promotes orderly development and municipal service delivery.

SECTION 2. ANNEXATION.

The real property described in Exhibit A and depicted on Exhibit B is hereby annexed to the City of La Junta, Colorado.

SECTION 3. ZONING.

Upon annexation, the property shall be zoned:

R-1

in accordance with Title 17 of the La Junta Municipal Code.

SECTION 4. RECORDING.

The City Clerk is directed to file and record a certified copy of this Ordinance together with the Annexation Plat with the Otero County Clerk and Recorder and to file copies as required by law with the Division of Local Government.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect ten (10) days after final publication following its second reading and adoption.

PASSED ON FIRST READING this 2nd day of March, 2026.

PASSED ON SECOND READING AND ADOPTED this ___ day of _____, 2026.

CITY OF LA JUNTA, COLORADO

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

PLANNING COMMISSION RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA JUNTA,
COLORADO, RECOMMENDING APPROVAL OF THE PROPOSED ANNEXATION OF
CERTAIN REAL PROPERTY TO THE CITY OF LA JUNTA

WHEREAS, pursuant to Article 12 of Title 31, Colorado Revised Statutes, the City Council referred a proposed annexation to the La Junta Planning Commission for review and recommendation; and

WHEREAS, the proposed annexation concerns certain real property contiguous to the City limits, more particularly described in the annexation petition and annexation plat, and commonly known as 3320 San Juan, La Junta, Colorado; and

WHEREAS, the Planning Commission has conducted a duly noticed public hearing on the proposed annexation in accordance with applicable law; and

WHEREAS, the Planning Commission has reviewed the annexation petition, annexation plat, and supporting materials, and has considered testimony and evidence presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA JUNTA, COLORADO:

Section 1. Findings.

The Planning Commission makes the following findings:

A. Consistency with Comprehensive Plan.

The proposed annexation is consistent with the City of La Junta Comprehensive Plan, including policies concerning orderly growth, logical municipal boundaries, and the provision of municipal services.

B. Orderly Development.

The annexation represents a logical and orderly extension of municipal boundaries and will facilitate coordinated land use planning and municipal service delivery.

C. Municipal Services.

The property is capable of being served by municipal services in a manner consistent with City standards and long-range planning objectives.

D. Planning Considerations.

The annexation promotes the health, safety, and general welfare of the City and its residents by bringing the subject property under municipal land use regulation and development standards.

Section 2. Recommendation.

Based upon the foregoing findings, the Planning Commission hereby recommends that the City Council approve the proposed annexation of the real property described in the annexation petition and plat.

PASSED AND ADOPTED this ___ day of _____, 2026.

**PLANNING COMMISSION
CITY OF LA JUNTA, COLORADO**

By: _____
Chair

ATTEST:

By: _____
Secretary

PROCEDURE FOR THE ANNEXATION OF PROPERTY TO THE CITY OF LA JUNTA

1. Property owners obtain a petition for annexation. Available in the Engineering Office.
2. Property owners submit a signed annexation petition, annexation plat, an abstract or Owner's Encumbrance Report, and a written zoning request, & fee of \$100.00 to the Engineering Office.
3. The City Engineer's office will check the plat for a proper description according to the petition and make certain that there is a proper amount of contiguity to the existing city limits of the City. The required contiguity is one-sixth the total perimeter of the property described in the petition.
4. The petition, plat and proof of ownership are then forwarded to the City Attorney for review. Upon the City Attorney's approval, he will request the petition be put on the next City Council Agenda.
5. The petition is sent to City Council for review and approval to proceed with the annexation process.
6. Upon approval from Council, a legal notice is published in the La Junta Tribune Democrat stating there will be a public hearing to consider the annexation at a Planning Commission meeting. The notification will be published three times with the first being 15 days prior to the meeting.
7. The request will be sent to the Police, Fire, Water, Wastewater, Electric and Finance Departments and they will make their recommendations to the Planning Commission.
8. Materials you would like distributed to the Planning Commission may be brought to the City Engineer's Office and we will have it delivered to all Commission members. We normally make these deliveries at the end of the week proceeding the meeting date on the third Thursday of the month.
9. When the Planning Commission meets, you will have an opportunity to speak and present any material you consider beneficial to your request for annexation.
10. At the hearing by the Planning Commission, you should be ready to explain how you will accomplish the required construction of infrastructure adjacent to the property being annexed. This would include but not necessarily be limited to: curb and gutter, sidewalk, street, sewer main and water main. (If applicable)
11. A favorable hearing by the Planning Commission will result in a recommendation by the Planning Commission to the City Council to annex the petitioned property to the City of La Junta.
12. There will be an annexation ordinance created by the City Attorney to be read and voted on by the City Council. This must be voted on twice, and Council meetings are held on the first and third Monday of each month.
13. Assuming a favorable vote by a majority of these Councilpersons present, the property will be annexed 10 days after publication of the Ordinance.

If you have any questions, please feel free to come by the City Engineer's Office or call us at 384-5991 during normal working hours, Monday through Friday.

10-4

PETITION FOR ANNEXATION

TO THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO:

The undersigned, in accordance with Article 12, Title 331, Colorado Revised Statutes, hereby petition the City Council of the City of La Junta, for annexation to the City of La Junta the following described unincorporated territory located in the County of Otero, State of Colorado:

Please see attached.

and in support of the said petition, your petitions allege that:

1. It is desirable and necessary that the above described territory be annexed to the City of La Junta;
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of La Junta;
3. A community of interest exists between the territory proposed to be annexed and the City of La Junta;
4. The territory proposed to be annexed is urban or will be urbanized in the near future;
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of La Junta;

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676032
1 of 1

11/19/2025 12:04 PM
R\$40.00 D\$2.00 S\$3.00 M\$0.00

Lynda K Scott
Otero County

SPECIAL WARRANTY DEED

THIS DEED Made this 14th day of November, 2025, between Jennifer L. Mitchell, grantor, and Jeffrey Ferrero and Danica Ferrero, as joint tenants, whose legal address is 118 ASH AVENUE, LA JUNTA, COLORADO 81050, grantees:

WITNESSETH: That the grantor(s), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Otero and State of Colorado, described as follows:

A tract of land lying in Otero County, Colorado in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 15, Twp. 24 S., Rg. 55 W. of the 6th P.M and more particularly described as follows:

Beginning at the Northeast corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15 as monumented by an Otero County Brass Cap P&SS, INC LS 12103 and considering the North line of the SE $\frac{1}{4}$ of said Section 15, (as monumented by similar brass cap at its West end), bearing S.88°19'42"W., with all other bearings contained herein being relative thereto: thence along the East line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15 bearing S.0°43'27"E., 683.23 feet to the True Point of Beginning; thence continuing S.0°43'27"E., 200.00 feet; thence S.88°18'43"W., 790.42 feet; thence N.0°42'56"W., 200.00 feet; thence N.88°18'43"E., 790.39 feet to the True Point of Beginning.

SUBJECT TO:

The East 30.00 feet for San Juan Avenue Right-Of-Way purposes: The West 10.00 feet of the East 40.00 feet as given in Book 614 at Page 351 for telephone cable easement;

The West 30.00 feet for access easement to other lands.

AND SUBJECT to the Otero Canal and such land existing for canal, its access and maintenance.

TOGETHER with an access easement over the North 60 feet of the East 790.45 feet and the West 30 feet of the North 683.45 feet of the East 790.45 feet of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15.

Commonly known as TBD San Juan Avenue, La Junta, CO 81050.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for themselves their successors and assigns, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

The lien of the 2025 taxes along with taxes for subsequent years, which are not yet due or payable.

IN WITNESS WHEREOF, The said grantor(s) have caused their name to be hereunto subscribed the day and year first above written.

Jennifer L. Mitchell
Jennifer L. Mitchell

State of Colorado)
County of Gunnison)ss.

The foregoing instrument was acknowledged before me this 14 day of November, 2025 by Jennifer L. Mitchell.

WITNESS my hand and seal
TRISTEN KENT COLEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254008010
MY COMMISSION EXPIRES FEBRUARY 12, 2029

Notary Public

[Signature]

[Notary Seal]
25-25587-co

6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (a) is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year preceding the annexation is indicated within the territory proposed to be annexed without the written consent of the landowner or landowners.
7. The signers of the petition comprise the landowners of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys;
8. The mailing address of each signer; the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this petition;
9. Attached to this petition is the affidavit of the circulator of this petition that each signature is the signature of the person whose name it purports to be;
10. Accompanying this petition are four prints of an annexation map containing the following information:
 - (a) A written legal description of the boundaries of the area proposed to be annexed;
 - (b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor if the area to be annexed exceeds forty (40) acres in area;
 - (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area to be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
 - (d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City of La Junta and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
 - (e) The dimension of the contiguous boundaries are shown on the map.
11. That the above described territory is not presently a part of any incorporated city, city and county or town.

STATE OF COLORADO)

COUNTY OF OTERO) ss.

CIRCULATORS AFFIDAVIT

Jeffrey Ferrero, Danica Ferrero

being first duly sworn, upon oath disposes and says that they were the circulators of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Jeffrey Ferrero
Danica Ferrero

Subscribed and sworn to before me this 20 day of JANUARY, 2026.

Witness my hand and official seal.

My commission expires AUGUST 28, 2027.

Cristian Estrada
Notary Public

CRISTIAN ESTRADA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244032553
MY COMMISSION EXPIRES AUGUST 28, 2027



n Ave

San Juan Ave

San Juan Ave

S

000140

464300000142

464300000164

464300000130

464300000174

464300000097

464300000096

464314000024

464314000028

109

464314000017

46

464300000023

Otero County, CO

Summary

Parcel Number 464300000164
Account Number 114633
Property Address LAND
 LA JUNTA, CO 81050
Brief Tax Description 15-24-55 P116D; TRACT 3: N1/2 OF SE1/4 OF 15-24-55 DESC AS FOL: BEG; AT NE CORN OF N1/2 OF SE1/4 OF SAID SEC 15 AS MONU BY; AN MONU BY AN OTERO COUNTY BRASS CAP P&SS, INC LS12103; & CONSIDERING THE N/L OF THE SE1/4 OF SAID SEC 15.; (AS MONU BY SIMILAR BRASS CAP AT ITS WEST END), BEAR-; ING S 88 DEG 19'42"W., WITHALL OTHER BEARINGS CONT; HEREIN BEING RELATIVE THERETO; TH S 0-43-27E,200'; TH S 88 DEG 18'43"W., 790.42'; TH N 0 DEG 42'56"; W., 200'; TH N 88 DEG 18'43"E., 790.39' TO THE TRUE; POB SUBJECT TO: THE E 30' FOR SAN JUAN AVE ROW PURP; THE W 10' OF THE E 40' AS GIVEN IN B614 P351 FOR; TELEPHONE CABLE EASEMENT, THE W 30' FOR ACCESS EASE-; MENT TO OTHER LANDS.SUBJECT TO THE OTERO CANAL & ITS; ACCESS & MAINTENANCE. TOGETHER WITH AN ACCESS; ESMT OVER THE N 60' OF THE E 790.45' & THE W 30' OF; THE N 683.45' OF THE E 790.45' OF THE N1/2 SE1/4; OF SEC 15. TR CONT 3.629A B952 P136 B998 P414 #560627; #573052; MS# 1399(VL) REL SCH107199,113528;; 113530
(Note: Not to be used on legal documents)
Class Vacant Land
Subdivision RURAL
Neighborhood N/A
Tax District District 212
Millage Rate 30.548
Acres 3.63

Owner

Mitchell Jennifer L.
 186 Mountain View Rd
 Almont, CO 81210

Land

Description	Acres	Square Footage	Value
VACANT LAND 1 TO SAC	3.63	158,122.80	\$12,263

Valuation

	2025	2024	2023
Land Value	\$12,263	\$12,263	\$12,263
Building Value			
Total Value	\$12,263	\$12,263	\$12,263
Assessed Land Value	\$3,311	\$3,421	\$3,421
Assessed Building Value			
Total Assessed Value	\$3,311	\$3,421	\$3,421

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/31/2018	\$0	Quit Claim			Unqualified	Vacant	POWELL JOHN M. & POWELL PEGGY L.	MITCHELL JENNIFER L.

Recent Sales In Area

Sale date range:

From: To:

Distance: Units:

No data available for the following modules: Related Accounts, Buildings.

The Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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