



# AGENDA

## REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

March 15, 2021

7:00 PM

Council Chambers

Municipal Building

601 Colorado Avenue

\*\*\*Please wear masks and practice social distancing\*\*\*

CALL TO ORDER (Mayor Pruyn)

PLEDGE OF ALLEGIANCE (Mayor Pruyn)

INVOCATION (Council Member McIntyre)

ROLL CALL (City Clerk)

Council Members

Supervisors

Others

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Mestas

Velasquez

McIntyre

Pruyn

Ochoa

Vela

Eckhart

MINUTES OF PREVIOUS MEETING (Mayor) (Action)

Regular Meeting March 1, 2021

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

### NEW BUSINESS

A. Application for Renewal of a Tavern Liquor License by Ronald Hall, d/b/a The Railyard, 114 Colorado Avenue (City Attorney) (Action)

B. A Resolution Authorizing The Sale of Real Property – Valerio (City Attorney) (Action)

C. A Memorandum of Understanding – Norton (City Attorney) (Action)

D. Tourism Board Recommendation for Funding (Mayor) (Action)

1. Vista Works – Brand Development Creative Services - \$10,000.00

E. Committee/Board Reports

F. City Manager's Comments

G. Governing Body Comments

H. ADJOURN

**CITY COUNCIL MEETING – March 1, 2021**

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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 Jeffri Pruyn on Monday, March 1, 2021, at 7:00 p.m. via virtual meeting.

**PLEDGE OF ALLEGIANCE:** The Mayor led everyone in the Pledge of Allegiance.

**INVOCATION:** Council Member Vela gave the invocation.

**ROLL CALL:** The following Council Members were present:

Eugene Mestas, Ward 1  
Paul Velasquez, Ward 1  
Jeffri Pruyn, Mayor  
Chandra Ochoa, Ward 2  
Edward Vela, Ward 3  
Scott Eckhart, Ward 3

Absent: Elaine McIntyre, Ward 2

Also present: Rick Klein, City Manager  
Bill Jackson, Asst. City Manager  
Phil Malouff Jr., City Attorney  
Melanie Scofield, City Clerk  
Aliza Libby, Director of Finance  
Paula Mahoney, Admin. Asst.  
Cynthia Nieb, ED/UR Director  
Betty Velasquez, La Junta  
Bette McFarren, RF Gazette

**MINUTES OF PREVIOUS MEETINGS:** Mayor Pruyn asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of February 16, 2021. Hearing none, the Mayor declared the minutes approved as published.

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

1. Council Member Eckhart: Have received numerous complaints about a humongous pothole by the KOA, Verizon and the BBQ area. As well as, a number of complaints from citizens about the indoor swimming pool not being maintained.

Council Member Velasquez: There's also a large pothole at 3<sup>rd</sup> and Adams.

**NEW BUSINESS**

- A. Application for Renewal of a Fermented Malt Beverage Off-Premise Liquor License by Wal-Mart, Inc., d/b/a Wal-Mart #1384, 6 Conley Road.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. Appropriate fees have been tendered and the City Attorney recommends approval.

MOTION TO GRANT A RENEWAL OF A BEER OFF PREMISES LIQUOR LICENSE BY WAL-MART INC., D/B/A WAL-MART #1384, 6 CONLEY ROAD: Mestas

SECOND: Vela

DISCUSSION: There was no discussion

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

**B. A Resolution Supporting the Grant Application for a Grant from the El Pomar Foundation.**  
Resolution No. R-1-2021 was presented for Council's consideration as follows:

**WHEREAS**, the City Council of the City of La Junta supports the application to the El Pomar Foundation for a grant for Building Analysis & Schematic Design and Scenario & Financial Analysis; and

**WHEREAS**, the City of La Junta has requested \$50,400.00 from the El Pomar Foundation; and

**BE IT THEREFORE RESOLVED** as follows:

- SECTION 1: The City Council of the City of La Junta strongly supports the application and has appropriated matching funds for a grant from the El Pomar Foundation.
- SECTION 2: If the grant is awarded, the City Council of the City of La Junta strongly supports the completion of the project.
- SECTION 3: The City Council of the City of La Junta authorized the expenditure of funds (\$7,250.00 cash match) necessary to meet the terms and obligations of any Grant, if said award is awarded.
- SECTION 4: If the grant is awarded, the City Council of the City of La Junta hereby authorized the City Manager to sign the grant application and all other documents necessary to be executed to El Pomar Foundation.
- SECTION 5: This resolution to be in full force and effect from and after its passage and approval.

**CITY COUNCIL MEETING – March 1, 2021**

MOTION TO ADOPT RESOLUTION NO. R-1-2021: Vela

SECOND: Mestas

DISCUSSION: UR/ED Director Cynthia Nieb gave a detailed explanation about needing an assessment of what works now, what doesn't, what's historic, what should be replaced or restored and the general health of the structure itself. A market analysis will be done to see what kind of need would be beneficial for our area making sure we get a good return on our investment. She then continued answering questions from the Council.

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

**C. Committee/Board Reports**

1. ARPA (Council Member Vela): One of the bonds has been paid off. Other than that, discussion focused on the situation happening in Texas. They are basically an island from other transmission grids. Certain portions of the Texas electric market are deregulated.
2. Tourism Board (Council Member Vela): Saw some positive indications of being more attentive to some of the changes that were suggested. Discussed items listed in an ordinance passed in 2010 and other continued issues of concern. A few items mentioned are as follows:
  - Removal of the City Manager from the Board and replace with a Council Member
  - Voted on an increase of Tourism Board members but it was not advertised
  - Notice of meetings not posted in the foyer
  - Ten years later, after the Board formed, and still no by-laws
  - Need to have position descriptions that apply to all members

**D. City Manager's Comments**

1. Have the curb and gutter down at 10<sup>th</sup> & Barnes and are prepping for the sidewalk.
2. Thank Southeast Health Group for donating the land for that project and the County Commissioners going in half on the curb and gutter.
3. CDOT gave us the okay to be able to do the design for the Brick & Tile Park.
4. Ark Valley Construction working on the north side of the hangar at the Industrial Park and they got the bid for building two mid size hangars.
5. Almost lost an electric pole out by McDonalds; same time during the water break.
6. We received a great deal from Perkins on a Dodge Charger.
7. We had a water break at 20<sup>th</sup> and Colorado.
8. Getting ready for the audit.
9. The doors are open at the Library.
10. Senior Center doors will open back up on March 22<sup>nd</sup>. On the 5<sup>th</sup> they'll have pancakes and sausage and on the 18<sup>th</sup> they'll have cabbage.
11. Games for the high school and college are going on right now.
12. We are prepping for an adult corn hole league.
13. Black is Beautiful is almost done on Chaparral.
14. Should have striping downtown completed by the end of April.
15. Finishing the sewer on Mountview. Black Hills are finishing. We're on the section for water.
16. Just turned in my last report for Tiger 7. We are down to 32 miles on the Tiger 9 project.
17. Youth Council will be doing an E-Waste event on March 13<sup>th</sup> from 10 a.m. – 2 p.m. at the 5<sup>th</sup> Street Transfer Station.

**ADDITIONAL TOPICS DISCUSSED:**

- A Dominoes is coming in at the old Blockbuster.
- The City has a vested interest in the Fox Theatre.
- The dumping ordinance that was just passed also applies to the 5<sup>th</sup> Street Transfer Station.

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**E. Governing Body Comments**

1. Mayor Pruyn: The hospital is doing great. Currently, they have no COVID patients.
2. Council Member Velasquez: The Police Department is up six cases relating to mental health issues. Poverty crimes, burglary & criminal mischief, are finally going down. No officers were hurt in the last month. There were 62 arrests and 1,129 calls. That's five calls per day. I would like to give a shout out to the Hands of God Ministry located at 10<sup>th</sup> & Adams. They do a food giveaway. Last Saturday they gave away 16,000 pounds of food to 170 families.
3. Mayor Pruyn: We will have a work session on Monday, April 5<sup>th</sup> from 5:00 – 7:00 p.m.

There being no further business, the meeting adjourned at 8:11 p.m.

**CITY OF LA JUNTA**

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Jeffri Pruyn, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk

**RESOLUTION NO. R-2-2021**

**A RESOLUTION AUTHORIZATING THE SALE OF REAL PROPERTY**

**WHEREAS**, the City is a Home Rule City organized under the laws of the State of Colorado; and

**WHEREAS**, the City owns certain real property described as follows:

Lots 25, 36 and 37 in Block 3, La Junta Heights Subdivision to the City of La Junta, as shown by the recorded plat thereof, in Otero County, Colorado.

**WHEREAS**, the City Council believes that the real property has no utility to the City and as such is surplus property; and

**WHEREAS**, the City desires to sell the same to Casey Valerio.

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

1. The City determines that the property is surplus property.
2. The City authorizes the City Manager to execute a Deed of Conveyance to Casey Valerio as part of a real property exchange.
3. The resolution is enacted by the City Council of the City of La Junta.

**EXECUTED** this 15<sup>th</sup> day of March, 2021.

**CITY OF LA JUNTA**

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Jeffri Pruyn, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk

**MEMORANDUM OF UNDERSTANDING**

WHEREAS, the CITY OF LA JUNTA is a statutory municipality organized under the laws of the State of Colorado; and

WHEREAS, BILLY DEAN NORTON owns real property described as follows:

Lots 5 and 6, Block 29 to the City of La Junta, according to the recorded plat thereof, in Otero County, Colorado.

WHEREAS, the property is vacant and in substantial disrepair and the CITY seeks to condemn said property;

WHEREAS, the CITY desires to purchase the same from the BILLY DEAN NORTON for the sum of \$500.00.

**BE IT THEREFORE AGREED as follows:**

1. The City Council authorizes the purchase of the above-described property for \$500.00 to be paid to BILLY DEAN NORTON.
2. In exchange BILLY DEAN NORTON agrees to transfer his interest in said property to the City.
3. The City shall pay for all recording fees and title work associated with this transfer.

**Executed** this 15<sup>th</sup> day of March, 2021.

CITY OF LA JUNTA

Billy Dean Norton, Seller

By: Richard G. Klein, City Manager  
Purchaser