



**CITY OF LA JUNTA
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**NOTICE
of
WORK SESSION**

FROM: Jeffri Pruyn
TO: Council Members
City Manager
Assistant City Manager
City Attorney
DATE: April 1, 2021
SUBJECT: Work Session

A Work Session will be held Monday, April 5, 2020 at 5:00 p.m. prior to the City Council Meeting.

WORK SESSION AGENDA:

- Transit Center
- Amphitheater



AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

April 5, 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 Vela)

ROLL CALL (City Clerk)

Council Members

Supervisors

Others

Mestas

Velasquez

McIntyre

Pruyn

Ochoa

Vela

Eckhart

MINUTES OF PREVIOUS MEETING (Mayor) (Action)

Regular Meeting March 15, 2021

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

REPORTS

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

NEW BUSINESS

A. Liquor Licenses (City Attorney) (Action)

1. Application for Renewal of a Tavern Liquor License by Red Dog Revisited LLC, d/b/a Red Dog Revisited, 709 E. 3rd Street
2. Application for Renewal of a Hotel & Restaurant Liquor License by Jodis Grill LLC, d/b/a Jodi's Grill, 208 Santa Fe Avenue
3. Application for Renewal of a Hotel & Restaurant Liquor License by Ramona Chaparro, d/b/a Mexico City Café, 1617 Raton Avenue

B. An Ordinance Concerning Disposal of White Goods and Other Furniture Items (City Attorney) (Discussion)

C. An Ordinance Concerning Maintenance of Sidewalks in Commercial and Industrial Zone (City Attorney) (Discussion)

D. Committee/Board Reports

E. City Manager's Comments

F. Governing Body Comments

G. ADJOURN

CITY COUNCIL MEETING – March 15, 2021

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 15, 2021, at 7:00 p.m. in the Council Chambers of the Municipal Building.

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

INVOCATION: Council Member McIntyre gave the invocation.

ROLL CALL: The following Council Members were present:

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

Absent: Scott Eckhart, Ward 3

Also present: Rick Klein, City Manager
Bill Jackson, Asst. City Manager
Phil Malouff Jr., City Attorney
Melanie Scofield, City Clerk
Paula Mahoney, Admin. Asst.
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 March 15, 2021. Council Member Vela has the following corrections:

- Page 3, Paragraph C, Item #2, Bullet #1 – Should read: Removal of the City Manager, as a voting member, from the Board and replace with a Council member.
- Also under Item #2, Bullet #5 (last four words) – Should read: apply for all members.
- Page 3, Paragraph D, Item #6 – Should read: We received a great deal from Perkins on a Dodge Charger for the Police Department.

Hearing no further corrections or additions, the Mayor declared the minutes approved as amended.

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

1. Council Member Velasquez: There will be a COVID vaccination site set up for Saturday, March 20th from 10:00 a.m. – 2:00 p.m. at the La Junta High School south parking lot.
2. Council Member Vela: Celebrate Colorado Meat Producers Day on Saturday, March 20th. Ranching and farming is very important to our economy.
3. Council Member McIntyre: a) Would like to know if we could add more dirt to the repair at 20th & Colorado. b) Is there a possibility of looking into an ordinance regarding the camping that goes on in front of Wal-Mart and Wendy's?
4. Council Member Velasquez: Code Enforcement is asking for a definition of "rubbish" due to the amount of abandoned electronics and appliances that are beginning to pose a public health and safety within the City.

CITY COUNCIL MEETING – March 15, 2021

5. Council Member Vela: Give thanks to the Elks Lodge for funding the handicap ramp for Mickey Guerrero's home. Also, thanks to Mike Engebrecht, Kevin Jaramillo, Sal Ortega, Chief Todd Quick and Bret Coates for the labor to install it. The Mickey Guerrero family is very grateful.

NEW BUSINESS

- A. Application for Renewal of a Tavern Liquor License by Ronald Hall, d/b/a The Railyard, 114 Colorado Avenue.** 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 TAVERN LIQUOR LICENSE BY RONALD HALL, D/B/A THE RAILYARD, 114 COLORADO AVENUE: Vela

SECOND: Mestas

DISCUSSION: There was no discussion

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

- B. A Resolution Authorizing The Sale of Real Property – Valerio.** Resolution No. R-2-2021 was presented for Council's consideration as follows:

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 as 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.

MOTION TO ADOPT RESOLUTION NO. R-2-2021: Mestas

SECOND: Velasquez

DISCUSSION: There was no discussion

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

C. A Memorandum of Understanding – Norton was presented for Council's consideration as follows:

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.

MOTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING – NORTON: Mestas

SECOND: McIntyre

DISCUSSION: There was discussion regarding whether there was any historical designation for that property. Nothing of significance was found. However, the stone will be taken to Wickham Addition and be used for a wildlife viewing area. The EPA will be paying for the demolition.

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

D. Tourism Board Recommendation for Funding.**1. \$10,000.00 to Vista Works for Brand Development Creative Services.**

MOTION TO APPROVE THE EXPENDITURE OF TOURISM TAX REVENUE IN THE AMOUNT OF \$10,000.00 TO VISTA WORKS FOR BRAND DEVELOPMENT CREATIVE SERVICES:
Vela

SECOND: Ochoa

DISCUSSION: The branding will include our entire area not just the City. We continue to work with the Colorado Tourism Board.

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

E. Committee/Board Reports

1. CML (Council Member Vela): The COVID-19 money is not coming to the State instead it goes to DOLA. Then DOLA gives us our share separate from the County by population. The possibility of fees for electric cars, ride share services, ground transportation and roads and highways was also talked about by the State Legislature. They would have to define clearly whether it is a tax or a fee.

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2. Live Well Park (Council Member Vela): The Park has fresh concrete. It looks very good. The drainage is working well and I didn't see much water sitting there.
3. Utilities Board (Council Member Vela): The freeze we had a few weeks ago did not seriously impact our utilities. Thanks to our City workers always being mindful. Bill Jackson . . . (inaudible). Regrettably, we were not so lucky at the RO Plant. Work was performed on the well housings. There was a water main break at 20th & Colorado. Recognition to the guys in the Water Department who worked with weekend in the cold: Carl Scofield, Javier Barraza-Cruz, Darrick Lopez, Kevin Grasmick, Gail Evett and Matthew Ritter. It was not due to the cold but was a 1950's piping that had an overload of paper and clothing. The new water mains and sewers were installed there is what is happening on Mountview Drive. Bill Jackson has what happens to power poles with lots of seepage.
4. ARPA (Council Member Vela): We had reminders for the application for ARPA scholarships. We're giving one this year and its \$500.00 worth. The City will kick in another \$500.00. For any High School graduate who lives in the ARPA area, more particularly here in La Junta. ARPA will meet this month on Thursday the 25th live in Lamar at 10:00.

Council Member McIntyre: What was decided about the Level 1 Watering Restrictions?

It was never removed. We are still under those restrictions from last year.

5. Council Member Velasquez: Are employees up on workplace harassment issues or employment discrimination in the workplace?

City Manager Klein: Our training comes from CIRSA and Pinnacol.

Asst. City Manager Jackson: All new hires are informed and it's in the Personnel Policy.

Council Member Velasquez: Perhaps the EEOC may be able to provide additional information.

F. City Manager's Comments

1. The big hangar is painted and it looks good.
2. Finishing up thirteen taps on the water line on Mountview.
3. We've had a lot of complaints on Black Hills who are also working on Mountview.
4. Auditors coming in on the first Monday of April.
5. The Senior Center is getting a new floor put in.
6. Soccer registration ends April 9th and games will start one week after.
7. We started a corn hole league and we'll be doing that at the Armory.
8. Live Well Park looks good. The tree will be next.
9. We're finishing off the trail at City Park.
10. Last Friday we started prairie grass along the arroyo.
11. On 10th & Barnes the levels for the road were done wrong, so we lowered it on one side.
12. Still waiting for a contract from CDOT to start the trail design.
13. Went out patching and will continue to do so.
14. The State Highway is thinking about doing another cut-off at Wal-Mart. This is preliminary.

ADDITIONAL TOPICS DISCUSSED:

- Concerns of the alley behind Copper Kitchen.
- The Youth Council E-Waste was rescheduled for the following Saturday.
- Notice needs to be sent to the Fox Theatre in regards to opening again.
- Information regarding variants of COVID and hospitalizations would come through the Health Department.

G. Governing Body Comments

1. Council Member Mestas: In the past, Council members used to have a meeting telling them what they can and cannot do. Maybe we need to schedule another one.
2. Council Member Vela: Don't want to be disrespect in front of another body.

There being no further business, the meeting adjourned at 7:56 p.m.

CITY OF LA JUNTA

Jeffri Pruyn, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CONCERNING DISPOSAL OF WHITE GOODS AND OTHER FURNITURE ITEMS

WHEREAS, the City of La Junta has adopted provisions concerning garbage removal and refuse removal as set forth in Title 8 of the Municipal Code; and

WHEREAS, the City is desirous of making provisions which will facilitate the maintenance of a clean city by limiting and regulating the indiscriminate disposal of appliances and other articles within non-designated areas in the City.

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

SECTION 1. A new Section 8.08.045 is enacted as follows:

Section 8.08.045 Abandoned White Goods. It shall be a violation of this section for any person to abandon or discard in any public or private place, any chest, closet, piece of furniture, refrigerator, icebox, motor vehicle, or other article, to include any white goods having a compartment of a capacity of one and one-half cubic feet or more and having a door or lid which when closed cannot be opened easily from the inside, or who, being the owner, lessee, or manager of such place, knowingly permits such abandoned or discarded article to remain in such condition.

SECTION 2. This ordinance shall become effective upon final passage as required by law.

PASSED on first reading this _____ day of April, 2021.

ADOPTED and approved this _____ day of April, 2021.

CITY OF LA JUNTA

By: Jeffri Pruyn, Mayor

ATTEST:

Melanie Scofield, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CONCERNING MAINTENANCE OF SIDEWALKS IN COMMERCIAL AND INDUSTRIAL ZONE

WHEREAS, the City of La Junta has adopted provisions concerning the regulations of sidewalks as set forth in Title No. 12.04 et. seq. of the City Municipal Code; and

WHEREAS, the City is desirous of making provisions within its code which will facilitate the maintenance of a clean city by requiring maintenance of sidewalks within certain areas of the City; and

WHEREAS, the council intends, by this section, to create legally enforceable duties for the benefit of persons lawfully using public sidewalks in certain areas of the City. Subject to applicable rules of law, including comparative negligence and other civil defenses, breach of these duties shall as enumerated herein support civil recovery by any injured persons lawfully using public sidewalks from each violator, jointly and severally, for damages caused by the violation.

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

SECTION 1. A new Section 12.04.360 is enacted as follows:

Section 12.04.360: Section 12.04.361 shall only apply to property in commercial zoning or industrial zones as depicted on the City Zoning Map.

SECTION 2. A new Section 12.04.361 is enacted as follows:

Section 12.04.361- Snow and ice on sidewalks-Owner or occupant responsibility.

- A. Within 24 hours after any snow or ice stops falling on a public sidewalk, it is the duty of:
1. Every owner and manager of property abutting the sidewalk; and
 2. Every tenant leasing an entire premise abutting the sidewalk; and
 3. Every adult occupant of a single-family dwelling abutting the sidewalk to remove or cause the removal from public sidewalks abutting the property accumulated snow and ice, as this section provides.
- B. Each responsible person listed above shall remove or cause the removal of snow and ice to expose the abutting public sidewalk for the entire width of the sidewalk or the width of four feet, whichever is less.

- C. After removing snow and ice as required above, each responsible person listed above shall keep the abutting sidewalk reasonably passable.
- D. Under this section, snow or ice has not "stopped falling" if additional snow or ice falls within four hours.
- E. The obligations stated above do not apply to a public sidewalk abutting a single-family residential property. Nor do those obligations apply to a sidewalk from which the city regularly removes snow and ice.
- F. As used in this section, "sidewalk" means a paved public way designed and constructed for pedestrian travel.
- G. Violation of this section is an offense under this Code punishable as set forth in fines authorized by this _____.
- H. The City Engineer or his designee may notify a responsible person listed above of the city's intent to correct a violation. If the violation remains 24 hours after such notification, the City Engineer or his designee may remove or cause the removal of snow and ice from any sidewalk affected by the offense. Upon a conviction, the municipal court shall add to the sentence of a responsible person so notified the City Engineer reasonable certified expenses of removal. The city shall collect such added expenses in the same manner it collects other municipal court fines. Assessments against property for abatement costs under other parts of this chapter shall not apply to the city's expenses under this paragraph.

SECTION 2. This ordinance shall become effective upon final passage as required by law.

PASSED on first reading this _____ day of _____, 2021.

ADOPTED and approved this _____ day of _____, 2021.

CITY OF LA JUNTA

By: Jeffri Pruyn, Mayor

ATTEST:

Melanie Scofield, City Clerk

March 30, 2021

City of La Junta
P.O. Box 489
La Junta, CO 81050
Attn: Ms. Melanie Scofield

Re: Ordinance – Sidewalk Maintenance

Dear Melanie:

Enclosed please find an Ordinance concerning Appliance Disposal to be placed on the agenda for the _____, 2021 Council meeting. Thank you for your assistance in this matter.

Yours very truly,

PHILLIP F. MALOUFF, JR., L.L.C.

Phillip F. Malouff, Jr.

PFM:je
Enclosure