



**CITY OF LA JUNTA  
OFFICE OF THE  
CITY CLERK**

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**NOTICE  
of  
WORK SESSION**

**FROM:** Melanie Scofield, City Clerk

**TO:** City Council  
Utilities Board  
City Attorney  
Supervisors

**SUBJECT:** Audit Presentation

An Audit Work Session will be held Monday, May 17, 2021 at 6:00 p.m. in the Council Chambers of the Municipal Building.

Please wear masks.

Pc: News Media



**WORK SESSION**  
**6:00 P.M. – COUNCIL CHAMBERS**  
**AUDIT PRESENTATION**



AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL  
 La Junta, Colorado  
 May 17, 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 May 3, 2021

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

NEW BUSINESS

- A. A Resolution Supporting the Grant Application for a Grant from Redi (City Attorney) (Action)
- B. A Resolution Supporting the Grant Application for a Grant for the Formation of a Creative District Within the City of La Junta (City Attorney) (Action)
- C. First Reading/AN ORDINANCE CONCERNING APPLIANCE DISPOSAL OF GOODS AND OTHER FURNITURE ITEMS (City Attorney) (Action)
- D. First Reading/AN ORDINANCE CONCERNING MAINTENANCE OF SIDEWALKS IN COMMERCIAL AND INDUSTRIAL ZONE (City Attorney) (Action)
- E. AVRMC/City Council Annual Board Meeting – May 25<sup>th</sup> at 6:00 p.m. (City Attorney) (Information)
- F. Committee/Board Reports
- G. City Manager’s Comments
- H. Governing Body Comments
- I. ADJOURN

**CITY COUNCIL MEETING – May 3, 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, May 3, 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.

Council Member Vela: Let's take a moment to pray for the nation of India with its one billion plus population, an American ally that is suffering astronomical numbers from the COVID19 pandemic.

**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  
Edward Vela, Ward 3  
Scott Eckhart, Ward 3

Absent: Elaine McIntyre, Ward 2  
Chandra Ochoa, Ward 2

Also present: Rick Klein, City Manager  
Bill Jackson, Asst. City Manager  
Phil Malouff Jr., City Attorney  
Melanie Scofield, City Clerk  
Paula Mahoney, Admin. Asst.  
Dee Leyba, 511 Lincoln, La Junta  
Terry Smalling, 509 Belleview, La Junta  
Julie Worley, 2417 San Juan, 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 April 19, 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 Vela: Jim Thompson and his wife had lost their pet. They wanted to give their appreciation to Code Office Nathan on how quickly he found their pet. All done within two hours.
2. Council Member Vela: Joe Ayala wants to know when we are going to pain the parking spaces downtown.

City Manager Klein: It will be done after the Mount View project and it also depends on the amount of rain that we continue to get.

3. Council Member Vela: T.D. Spangler would like for Council to speak up during the Facebook live portion. He can only hear three of us.
4. Council Member Vela: I would like to know who is following back on the Facebook live comments.

City Manager Klein: We do look at them. Our Facebook Page is information only.

## CITY COUNCIL MEETING – May 3, 2021

## NEW BUSINESS

- A. Application for Renewal of a Hotel & Restaurant Liquor License by Fargerson LLC, d/b/a Boss Hogg's Saloon & Restaurant, 808 E. 3<sup>rd</sup> Street.** 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 HOTEL & RESTAURANT LIQUOR LICENSE BY FARGERSON LLC, D/B/A BOSS HOGG'S SALOON & RESTAURANT, 808 E. 3<sup>RD</sup> STREET:  
Mestas

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (McIntyre and Ochoa absent)

- B. Request regarding animals at La Junta City Park for Children's Mental Health Day on May 6<sup>th</sup> from 4:00 p.m. to 6:00 p.m.** Southeast Health Group will be having a community event for kids and families to enjoy and connect. It would be a nice opportunity, with COVID precautions in mind, to have a hopeful, meaningful, and fun outdoor activity.

MOTION TO APPROVE REQUEST FOR SOUTHEAST HEALTH GROUP UTILIZING THE CITY PARK, WITH ANIMALS, FOR THEIR CHILDREN'S MENTAL HEALTH DAY ON MAY 6<sup>TH</sup> FROM 4:00 P.M. TO 6:00 P.M. WITH COVID PRECAUTIONS IN MIND: Vela

SECOND: Mestas

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (McIntyre and Ochoa absent)

- C. A Resolution Authorizing the Sale of Real Property.** Resolution No. R-4-2021 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:

See Exhibit "A" attached hereto and incorporated herein by reference.

**WHEREAS**, the City Council believes that the real property is surplus property; and

**WHEREAS**, the City desires to sell the same to DAVID GORDON, Individually and ANDREW GORDON, Individually, doing business as COFFEE HOLDING COMPANY for the sum of \$900,000.00.

**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 DAVID GORDON, Individually and ANDREW GORDON, Individually, doing business as COFFEE HOLDING COMPANY in exchange for a payment of \$900,000.00.
3. The resolution is enacted by the City Council of the City of La Junta.

CITY COUNCIL MEETING – May 3, 2021

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MOTION TO ADOPT RESOLUTION NO. R-4-2021: Vela

SECOND: Mestas

DISCUSSION: The property was acquired around twenty years ago through an Economic Development project. The monies from this sale will go to the Property Management Fund.

VOTE: The motion carried 5-0 (McIntyre and Ochoa absent)

**D. Board Appointment**

**1. Library Advisory Board.** Both applicants are active users of the Library and active in the community.

**a. Michael Meier (term to expire 12/31/2022)**

MOTION TO APPOINT MICHAEL MEIER TO THE LIBRARY ADVISORY BOARD: Vela

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (McIntyre and Ochoa absent)

**b. Ashli Hernandez (term to expire 12/31/2023)**

MOTION TO APPOINT ASHLI HERNANDEZ TO THE LIBRARY ADVISORY BOARD:  
Velasquez

SECOND: Mestas

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (McIntyre and Ochoa absent)

**A. Committee/Board Reports**

1. Live Well Park (City Manager Klein):

- Still waiting on someone to fix the wall and drainage. Then they'll do the mural.

2. ARPA (Council Member Vela):

- Lorenz Sutherland, from La Junta, was elected President. Another guy from Springfield for Vice. The treasurer remains Gary Cranson. The other two officers will also stay the same and they're from Lamar.
- Had a lengthy discussion on how the Lamar project is being completed.

3. Utility Board (Council Member Vela):

- Meets next Tuesday.

**B. City Manager's Comments**

1. Cheyenne Mountain Zoo will be at the Senior Center with a petting zoo on May 27<sup>th</sup>.
2. On the 29<sup>th</sup>, at dusk, at the Armory, we'll be showing Mr. Majestik with Charles Bronson.
3. The stalls are in at the City Park restrooms.
4. The wall at the City Park that has been damaged is being fixed.
5. We have 450-500 kids signed up for soccer. There are 38 teams and 253 kids are from La Junta.
6. We started working on the pool. It will be open on June 1<sup>st</sup>.
7. We have 8 teams for corn hole that starts tomorrow.
8. The speed signs are working great.
9. The Summer Reading Program is getting ready. There will be a book sale on the 8<sup>th</sup> and 9<sup>th</sup>.
10. All of the Library's programs will be done at the south gazebo in City Park.
11. The management analysis for the audit is done.
12. We had four people apply for the commercial sidewalk program.
13. We received four applications for the electric scholarship.

**CITY COUNCIL MEETING – May 3, 2021**

14. We have some employees at Hotline School.
15. Putting the foundation down for the new hangar.
16. The Fire Department is doing their annual pack test.
17. Two paramedics are doing their clinical.
18. We have 8-10 demos.
19. New house is going up at 1501 Edison.
20. Black is Beautiful did 20<sup>th</sup> & Colorado.
21. Mount View is taking longer than expected.
22. Water Department working on a fire line for DeBourgh.
23. Repaired a water break at 24<sup>th</sup> and Johnston.
24. Level 1 Water Restrictions. No watering between 10:00 a.m. and 6:00 p.m.
25. Poured concrete at the Waste Water Treatment Plant.
26. Taking care of weeds and patching when able to.
27. Roger Road will be closed for a few days to widen and lengthen the pan to fix the drainage problem.
28. Haven't received any information yet on the status of the prison closures.

City Attorney Malouff: We will need to take a nose count at the next meeting to see who will be attending the AVRMC annual meeting on May 25<sup>th</sup> at 6:00 p.m. Also, I hope everybody has seen the substantial press on Amtrak's continued usage and funding. This is near and dear to Rick's heart. Certainly his efforts are part of that puzzle.

**C. Governing Body Comments**

1. Council Member Velasquez:
  - A tent has been set up east of the arroyo on Train Hill. Looked like the same tent that was set up in the Right of Way by Wendy's.
  - I would like to mention that it's Law Enforcement Appreciation Month. It's been a busy month for them with 1,317 calls and 65 arrests. They have three positions to fill. Congratulations to Tyson Duran for being the April Officer of the Month.
  - The car show looked very successful. It was also nice seeing Veteran's Field being used this weekend for a benefit game.
2. Council Member Vela:
  - This week is City Clerks Appreciation Week. Congratulations Melanie.
3. Mayor Pruyn:
  - Thank you Paul for doing these reports on Law Enforcement. We haven't had them and I think they've been needed. It's great to know what they've been up to.
4. Council Member Vela:
  - I would like to know what the agenda will be for our work session.

Mayor Pruyn: The work session will be Monday, May 10<sup>th</sup> at 5:00 p.m., masks required.

Agenda items: 1) Geographic Information System  
 2) Presentation on Cameras Downtown  
 3) Parks Master Plan

There being no further business, the meeting adjourned at 7:40 p.m.

**ATTEST:****CITY OF LA JUNTA**


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 Melanie R. Scofield, City Clerk

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 Jeffri Pruyn, Mayor

**RESOLUTION NO. R-5-2021**

**SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM REDI**

**WHEREAS**, the City Council of the City of La Junta supports the application by the City for a "REDI grant"; and

**WHEREAS**, this request is for a phase I Implementation of the La Junta Economic Development Ecosystem; and

**WHEREAS**, the purpose of the ecosystem is to re-tool the educational, business, and building infrastructure La Junta Economic Development already has to serve as a job development feeder system that will meet the needs of the La Junta community and beyond in Southeastern Colorado; and

**WHEREAS**, the trades, GiG economy, No Collar Workers, and entrepreneurs will be the focus of the program which should support local businesses, manufacturers, and the creative and tourism industries;

**BE IT THEREFORE RESOLVED** as follows:

- SECTION 1: The City Council of the City of La Junta strongly supports the application.
- 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 La Junta hereby authorizes the City Manager to sign the grant application and all other documents necessary to be executed to in conjunction with the grant.
- SECTION 5: This resolution to be in full force and effect from and after its passage and approval.

Adopted the 17<sup>th</sup> day of May, 2021.

**CITY OF LA JUNTA**

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Jeffri Pruyn, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk



RESOLUTION NO. R-6-2021

SUPPORTING THE GRANT APPLICATION FOR A  
GRANT FOR THE FORMATION OF A CREATIVE DISTRICT  
WITHIN THE CITY OF LA JUNTA

**WHEREAS**, the City Council of the City of La Junta supports the application for a grant for the creation of Creative District within the City of La Junta; and

**WHEREAS**, the Colorado Creative Districts Program certifies communities that contribute to our state's economy through creativity, culture, and the arts. The program's goal is to help communities increase jobs, incomes, and investments in creative places; and

**WHEREAS**, the Colorado Creative Districts Program attracts artists and creative entrepreneurs to a community, infusing new energy and innovation, which in turn enhances the economic and civic capital of the community; and

**WHEREAS**, the District would serve as a focal point for celebrating and strengthening a community's unique identity, become a space to showcase cultural and artistic organizations and events, and contribute to the development of healthy communities;

**WHEREAS**, benefits of the program include the following:

- a. A cash award of up to \$10,000 for newly certified districts;
- b. A technical and professional assistance fund available to districts that have been certified for one or more years;
- c. A marketing strategy developed in partnership with the Colorado Tourism Office to support tourism and bring Colorado's Creative Districts to a national audience;
- d. Support in developing and pitching content and news about how creativity is changing Colorado through the work of creative districts;
- e. Two highway signs placed on state highways near the district;
- f. Access to statewide economic data on the impact of creative districts;
- g. Access to the Western States Arts Federation (WESTAF) Creative Vitality Suite, an online platform for creative economy data; and
- h. Facilitate access to resources and facilitate a learning community among districts; and

**WHEREAS**, a year after certification, districts can apply for the technical and professional assistance grant for projects and activities that support strategic goals; and

**WHEREAS**, there is no cost for the City to apply for such a grant.

**BE IT THEREFORE RESOLVED** as follows:

SECTION 1: The City Council of the City of La Junta strongly supports the application.

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: If the grant is awarded, the City Council of the City of La Junta hereby authorizes the City Manager or his assignee to sign the grant application and all other documents necessary.

SECTION 4: This resolution to be in full force and effect from and after its passage and approval.

**ADOPTED** the 17<sup>th</sup> day of May, 2021.

**CITY OF LA JUNTA**

\_\_\_\_\_  
Jeffri Pruyn, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk

ORDINANCE NO. 1627

AN ORDINANCE CONCERNING APPLIANCE DISPOSAL OF 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 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 17<sup>th</sup> day of May, 2021.

ADOPTED AND APPROVED this \_\_\_\_\_ day of June, 2021.

CITY OF LA JUNTA

\_\_\_\_\_  
Jeffri Pruyn, Mayor

ATTEST:

\_\_\_\_\_  
Melanie R. Scofield, City Clerk

ORDINANCE NO. 1628

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 these sections, 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 indicated 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 municipal code.
- 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 assessed 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 3.** This ordinance shall become effective upon final passage as required by law.

**PASSED** on first reading this 17<sup>th</sup> day of May, 2021.

**ADOPTED AND APPROVED** this \_\_\_\_\_ day of June, 2021.

**CITY OF LA JUNTA**

\_\_\_\_\_  
Jeffri Pruyn, Mayor

**ATTEST:**

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Melanie R. Scofield, City Clerk