



AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

February 7, 2022

6:00 PM

Council Chambers

Municipal Building

601 Colorado Avenue

CALL TO ORDER (Mayor Ayala)

INVOCATION (Council Member Vela)

PLEDGE OF ALLEGIANCE (Mayor Ayala)

ROLL CALL (City Clerk)

Council Members

Supervisors

Others

Ramirez

Velasquez

McIntyre

Ayala

Ochoa

Vela

Pantoya

MINUTES OF PREVIOUS MEETINGS (Mayor) (Action)

Regular Meeting January 18, 2022

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

NEW BUSINESS

- A. Set for Hearing/Application for a Hotel & Restaurant Liquor License by The Steakhouse Ltd., 27866 Frontage Road (City Attorney) (Action)
- B. Liquor Licenses (City Attorney) (Action)
 - 1. Application for a Special Events Permit by Our Lady of Guadalupe/St. Patrick Parish, Michael Perez, Event Manager. The event is their Annual St. Patrick's Day Dinner Auction to be held March 12, 2022 from 4:00 p.m. to 11:59 p.m. at 202 Lincoln Avenue
 - 2. Application for Renewal of a Fermented Malt Beverage Off Premise Liquor License by Wal-Mart Inc., d/b/a Wal-Mart #1384, 918 W 3rd Street
- C. A Resolution Authorizing the Sale of Real Property (City Attorney) (Action)
- D. A Resolution Extending the Term of ARPA Board Members (City Attorney) (Action)
- E. Committee/Board Reports
- F. City Manager's Comments
- G. Governing Body Comments
- H. ADJOURN

IMMEDIATELY FOLLOWING THE REGULAR MEETING, THERE WILL BE AN EXECUTIVE SESSION FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. §24-6-402 (4) (e)



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

CALL TO ORDER: A regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Ayala on Tuesday, January 18, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: Mayor Ayala gave the invocation.

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

ROLL CALL: The following Council Members were present:

- Damon Ramirez, Ward 1
- Paul Velasquez, Ward 1
- Elaine McIntyre, Ward 2
- Joe Ayala, Mayor
- Chandra Ochoa, Ward 2
- Edward Vela, Ward 3
- Lisa Pantoya, Ward 3

Absent: none

- Also present:
- Rick Klein, City Manager
 - Bill Jackson, Asst. City Manager
 - Phil Malouff Jr., City Attorney
 - Melanie Scofield, City Clerk
 - Paula Mahoney, Admin. Asst.
 - Aliza Libby, Director of Finance
 - Betty Velasquez, La Junta
 - Julie Worley, La Junta
 - Tony/Davida Moreland, Ordway
 - Bette McFarren, RF Gazette

MINUTES OF PREVIOUS MEETING: Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of January 3, 2022. After hearing none, the Mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE JANUARY 3, 2022 MINUTES AS PUBLISHED: McIntyre

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

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

1. Davida Moreland, Ordway: Invited everyone to the 4th Annual First Responders Celebration to be held July 9, 2022 at the Crowley County Fair Grounds from 4:00 p.m. to 8:00 p.m. This will be an event to honor firefighters, emergency medical technicians, sheriff's department and coroner in Olney Springs, Crowley, Ordway, Sugar City, Fowler, Manzanola, Rocky Ford, Swink, La Junta and Cheraw.
2. Julie Worley, Chamber of Commerce: Invited council to the La Junta Chambers 120th Annual Banquet on Monday, January 31, 2022 at the Otero College Banquet Room.

CITY COUNCIL MEETING – January 18, 2022

REPORTS

- A. **Financial Packets.** Director of Finance Libby explained to the council how to read the SIC (Standard Industrial Classification) report that is emailed to them every month in their financial packets. She pointed out that the “SIC” is set by the Federal Government. This report is used to break down the collection of sales tax for the city.

NEW BUSINESS

A. **Liquor Licenses**

1. **Application for a Special Events Permit by La Junta Chamber of Commerce, Gregory Kolomitz, Event Manager. The event is their Annual Banquet to be held January 31, 2022 from 5:00 p.m. to 11:00 p.m. at 2001 San Juan Avenue.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fee has been tendered and the premises have been posted. The City Attorney recommends approval.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO LA JUNTA CHAMBER OF COMMERCE FOR THEIR ANNUAL BANQUET TO BE HELD JANUARY 31, 2022 AT 2001 SAN JUAN AVENUE: Pantoya

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

2. **Application for Renewal of a Fermented Malt Beverage Off Premise Liquor License by Mini Mart, Inc., d/b/a Loaf N Jug, 918 W. 3rd 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 FERMENTED MALT BEVERAGE OFF PREMISE LIQUOR LICENSE TO MINI MART, INC., D/B/A LOAF N JUG, 918 W. 3RD STREET: Ochoa

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. **Application for Renewal of a Fermented Malt Beverage Off Premise Liquor License by Love's Travel Stops & Country Stores, Inc., d/b/a Love's Country Store, 308 E. 1st 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 FERMENTED MALT BEVERAGE OFF PREMISE LIQUOR LICENSE BY LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., D/B/A LOVE'S COUNTRY STORE, 308 E. 1ST STREET: Ochoa

SECOND: Pantoya

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

- B. **Partnering with Lamar.** Mayor Ayala informed the council that Lamar reached out to us and we went on a tour with them. La Junta is so similar to Lamar. It just makes sense to see what they're doing. What's working for them and what isn't. We would like to host them as well. Their council wants to meet with our council. We'll do a Doodle Poll to see what dates we are all available. La Junta will host the first one.

- C. **Downtown Walking Tour/Parks Tour.** A Doodle Poll has been sent out to see what days/times work best for everyone.

CITY COUNCIL MEETING – January 18, 2022**D. Committee/Board Reports**

1. Utilities Board (Council Member Vela):
 - Received reports concerning wind damage to some of our infrastructure.
 - More water main leaks.
 - Holbrook water, owned by the City, will be converted back to agricultural after it is okayed by the water court.
 - Received report regarding the home owners responsibility of their trash totes.
 - Valuable data was presented concerning operational sanitation policies. Costs relative to the totes and boxes. The Board will study for more discussion.
 - Board appointed Chair McKenzie and Vice-Chair Cranson for another year term.
2. Live Well Park (Council Member Vela):
 - Artist Zeke Ayala will soon be ready to continue the murals at the park.
3. Recreation Board (Council Member Ramirez):
 - K-2 Basketball finished with 99 participants. 3-6 grade is now participating with 142 involved.
 - Soccer registration is January 31st – March 11th.
 - The armory has been being used for practices for the recreation program.
 - The (upper) tennis courts at College Overlook are slated to be resurfaced before tennis season.
 - The City Park tennis courts are in the Master Plan and will possibly be done by the end of this year or 2023 using GOCO funds.
 - Handicap accessibility to the fields and parks was also discussed.
 - The Live Well Park and Brick & Tile Park may look stagnant but things are moving forward.
4. Senior Center Advisory Board (Council Member Velasquez):
 - The New Year's Eve dance was attended by 37 people.
 - Mr. Tim was rescheduled for Valentine's Day.
 - On the 20th, they'll be serving noodles and mashed potatoes.
 - April 29 will be a Senior Prom for our senior community members.
 - No trip planned through the Senior Center at this time.
 - Next meeting will be February 3rd at 11:00 a.m.
5. Tourism Board (Mayor Ayala):
 - There will be stickers with QR codes with tarantulas on them which will link to the tourism website. There may be a possible Tarantula Festival.

E. City Manager's Comments

- Shared with council information regarding the City's online payment system. The numbers show that everyone is going online to pay their bills.
- Went with the Mayor to Lamar to meet with Mayor Kirk Crespino and City Manager Rob Evans. Mayor Crespino wrote us and said, "I believe an open dialog and continued conversations will help to ensure that we can work together in the future on endeavors that can be mutually beneficial. My hope is that we can continue to work together as we both work towards growing Southeast Colorado. I truly enjoyed meeting with you and look forward to having the opportunity to have our City Councils meet in the near future." Joe and I think that this would be beneficial for both communities as we have similar issues.
- The Mayor and I will be attending the Action 22 Rural Voices in Denver Wednesday afternoon through Friday. We will find out what new bills that are getting introduced that can affect our area.
- We will talk with the playground company on Brick & Tile Park to see about when we can expect delivery. We have preparation of land to do before it arrives.
- We have lost two of our veteran Water Department workers due to salaries. This is a big problem here and in America.
- We renewed our contract with AirMedCare for air transport for our citizens during their life emergencies.

CITY COUNCIL MEETING – January 18, 2022

F. Governing Body Comments

1. Council Member Velasquez:
 - Had a frustrated citizen regarding the road conditions in La Junta. The entire length of 3rd Street. The whole intersection of 9th and Raton. 2nd Street, west of Santa Fe. The drainage system at US Bank. The issue comes up frequently and nothing gets done.
2. Council Member Vela:
 - We need to get busy on the marijuana question we want to put in front of the voters.
City Attorney Malouff explained the procedure of getting an item on the ballot, whether it be by the citizenry or the council.
3. Council Member Velasquez:
 - The Police Department had a total of 16,591 calls for 2021.
4. Mayor Ayala:
 - Looking forward to going with Rick for Action 22.

There being no further business, the meeting adjourned at 7:14 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor

RESOLUTION NO. R-6-2022

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 21 and 22, Block 25 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 SANGRE DE CRISTO HOSPICE & PALLIATIVE CARE doing business as SANGRE DE CRISTO COMMUNITY CARE for the sum of \$447,151.00.

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 Mayor and City Clerk to execute a Deed of Conveyance to SANGRE DE CRISTO HOSPICE & PALLIATIVE CARE doing business as SANGRE DE CRISTO COMMUNITY CARE in exchange for \$447,151.00.
3. The resolution is enacted by the City Council of the City of La Junta.

EXECUTED this 7th day of February, 2022.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

RESOLUTION NO. R-7-2022

A RESOLUTION EXTENDING THE TERM OF ARPA BOARD MEMBERS

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

WHEREAS, the City Council appoints City citizens to represent the City with the Arkansas River Power Authority;

WHEREAS, the City Council desires to appoint Gary Cranson to a term to end on December 31, 2025;

WHEREAS, the City Council desires to appoint Lorenz Sutherland to a term to end on December 31, 2023;

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

1. The City Council desires to appoint Gary Cranson to a term to end on December 31, 2025
2. The City Council desires to appoint Lorenz Sutherland to a term to end on December 31, 2023

EXECUTED this 7th day of February, 2022.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

City Manager Comments

- **Mayor Joe and I attended the Action 22 Rural Voices in Denver. We started finding out what new bills that are getting introduced that can affect our area. We met with different Legislators, County Commissioners, and candidates running for offices. We also met with Guzman Energy and Rick Rigel, ARPA manager. We had great conversations.**
- **We get the playground equipment for the Brick & Tile Park to see about when we can expect delivery. We have preparation of land to do before it arrives.**
- **We are continuing to feel pressure on companies coming after our workforce due to salaries. This is a big problem here and in America. We need to make adjustments.**
- **We are working on year end financials and reports. Auditors will be here first week of April.**
- **We are working with the Southeast Housing group made up of the six Southeast Counties and Cities. We are hosting open houses throughout the region. Please see handout.**