



AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

TUESDAY

February 22, 2022

6:00 PM

Council Chambers

Municipal Building

601 Colorado Avenue

CALL TO ORDER (Mayor Ayala)

INVOCATION (Council Member McIntyre)

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 February 7, 2022

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

REPORTS

A. Health Service District (Johnnie DeLeon) (Information)

B. Police Department Update (Todd Quick) (Information)

NEW BUSINESS

A. Committee/Board Reports

B. City Manager's Comments

C. Governing Body Comments

D. ADJOURN

*Subject to approval at
the February 22, 2022
City Council Meeting*

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 Monday, February 7, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: Council Member Vela gave the invocation. He asked for a moment of silence to reflect on the passing of one of our citizens, James Herrell, who had a significant impact on our community and Southeast Colorado.

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
- Joe Ayala, Mayor
- Chandra Ochoa, Ward 2
- Edward Vela, Ward 3
- Lisa Pantoya, 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
 - Paula Mahoney, Admin. Asst.
 - Aliza Libby, Director of Finance
 - Betty Velasquez, La Junta
 - Gary Cranson, UB Commissioner
 - Kim Thomasson, La Junta
 - Terry Smalling, La Junta
 - Val Clark, La Junta
 - T’Naus Nieto, LJ Tribune
 - 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 18, 2022. After hearing none, the Mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE JANUARY 18, 2022 MINUTES AS PUBLISHED: Ochoa

SECOND: Vela

DISCUSSION: There was no discussion

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

SOUP KITCHEN: Terry Smalling, Kim Thomasson and Val Clark spoke about the concern of the homeless in our community and the need to be able to provide them with hot meals. They are looking into facilities and becoming a non-profit. If you would like to volunteer or donate to the “Kitchen of Kindness”, please call Terry at 468-7157, Kim at 469-2774 or Val at 717-1264.

CITY COUNCIL MEETING – February 7, 2022**CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS (5 minute time limit per person):**

1. There was no citizen participation.

NEW BUSINESS

- A. Application for a Hotel & Restaurant Liquor License by The Steakhouse Ltd., 27866 Frontage Road.** The City Attorney has set this matter for a Public Hearing on Monday, March 21, 2022 at 5:30 p.m.

MOTION TO SET THE APPLICATION FOR A HOTEL & RESTAURANT LIQUOR LICENSE BY THE STEAKHOUSE LTD., 27866 FRONTAGE ROAD FOR A PUBLIC HEARING ON MONDAY, MARCH 21, 2022 AT 5:30 P.M.: Ochoa

SECOND: Pantoya

DISCUSSION: There was no discussion

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

B. Liquor Licenses

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.** 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 OUR LADY OF GUADALUPE/ST. PATRICK PARISH FOR THEIR ANNUAL ST. PATRICK'S DAY DINNER AUCTION TO BE HELD MARCH 12, 2022 AT 202 LINCOLN AVENUE: Vela

SECOND: Velasquez

DISCUSSION: There was no discussion

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

2. **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 FERMENTED MALT BEVERAGE OFF PREMISE LIQUOR LICENSE TO WAL-MART, INC., D/B/A WAL-MART #1384, 6 CONLEY ROAD: Ochoa

SECOND: Velasquez

DISCUSSION: There was no discussion

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

- C. A Resolution Authorizing the Sale of Real Property.** Resolution No. R-6-2022 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 21 and 22, Block 25 to the City of La Junta, as shown by the recorded plat thereof, in Otero County, Colorado.

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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.

MOTION TO ADOPT RESOLUTION NO. R-6-2022: Ochoa

SECOND: Pantoya

DISCUSSION: The City is getting back the money we put in plus rent that has been received for the last two years. The business also supplies 25-30 jobs in the downtown area.

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

- D. **A Resolution Extending the Term of ARPA Board Members.** Resolution No. R-7-2022 was presented for the 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 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

MOTION TO ADOPT RESOLUTION NO. R-7-2022: Velasquez

SECOND: Ochoa

DISCUSSION: There was no discussion

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

E. Committee/Board Reports

1. Live Well Park (Council Member Vela):
 - No changes since last meeting.
2. Utilities Board (Council Member Vela):
 - Meets tomorrow at 4:00 p.m.

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3. Senior Center Advisory Board (Council Member Velasquez):
 - The meeting was cancelled due to inclement weather.
 - The transit busses were still running during the freezing cold temperatures to help out citizens.

F. City Manager's 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 through the region. See handout attached.

G. Governing Body Comments

1. Council Member Velasquez:
 - There will be an Amphitheater meeting on February 9 in the Power Board Room from 5:00 – 6:00 p.m.
2. Council Member Vela:
 - Attended the youth leadership information conference at Otero College. It was an excellent presentation headed by Julie Worley. Getting youth more involved in patriotism, free enterprise system, become better informed citizens.
 - The Chamber Banquet was spectacular. Complements to President Greg Kolomitz, Julie Worley, Roberta Calkins-Mendoza, Amy Grajeda, Matthew McIntyre for planning and ensuring everything ran smoothly.
 - Recognize that this is Black History month.
3. Mayor Ayala:
 - Bethany Taullie wants to have an outdoor theater in the park this summer in the grass area by the skate park.
 - Action 22 was amazing. We made so many contacts. We'll be sharing with you things coming down our way.
 - Will be scheduling the downtown walking tour and the tour of the parks.
 - The Chamber Banquet was amazing.
 - I've received letters, texts, calls and messages. I take every call and message seriously. I'm looking into these things. It takes time. Please be patient with us. If you want to get things done faster, you need to come to the meetings for the citizen participation.
4. Council Member Ramirez:
 - "Girls in the Middle" conference is scheduled for March 5th.

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MOTION TO MOVE INTO 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) and FOR DISCUSSION OF A PERSONNEL MATTER UNDER C.R.S. §24-6-402 (4)(f) AND NOT INVOLVING: ANY SPECIFIC EMPLOYEES WHO HAVE REQUESTED DISCUSSION OF THE MATTER IN OPEN SESSION; ANY MEMBER OF THIS BODY OR ANY ELECTED OFFICIAL; THE APPOINTMENT OF ANY PERSON TO FILL AN OFFICE OF THIS BODY OR OF AN ELECTED OFFICIAL; OR PERSONNEL POLICIES THAT DO NOT REQUIRE THE DISCUSSION OF MATTERS PERSONAL TO PARTICULAR EMPLOYEES: Ochoa

SECOND: Pantoya

DISCUSSION: It was asked if council could know what the executive sessions would be about prior to the meeting. Mr. Malouff explained that executive sessions can be called by any member at any time. It would not have made any difference in tonight's meeting.

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

Council went into Executive Session from 6:58 until 7:50 p.m.

There being no further business, the meeting adjourned at 7:50 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor

City Manager Comments

- We are selling 207 Colorado Ave. (Core Building) to Sangre De Cristo
- We have put the 301 Santa Fe (church) up to sell. See attached bid sheet
- We are finishing taking out the foundations on the properties that EPA helped with on demolition of some burnout houses
- 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 have to make adjustments now.
- It will April when the company can resurface the tennis courts at College Overlook
- We had 18 headstones knocked over. We are investigating it.

LEGAL NOTICE



**CITY OF LA JUNTA
INVITATION TO BID
LAND SALE**

BID #22-002

The City of La Junta is accepting bids for the sale of a parcel of land located at 301 SANTA FE AVE. PARCEL NUMBER 1172.04, Tax District 010. La Junta Colorado 81050.

Sealed bids for this sale will be accepted until 2 PM local time, on Wednesday MARCH 2ND 2022, at which time the bids will be opened publicly at the office of the Director of Purchasing and read aloud. All bids must be received prior to the above stated date and time at the office of:

**PURCHASING DEPARTMENT
515 LACEY AVENUE
P.O. BOX 489
LA JUNTA, CO 81050
PHONE: 719-384-7546
FAX: 719-384-8412**

Bid packets may be picked up at the above address. Bids must be marked in the lower left-hand corner of the envelope with bid #22-002, LAND SALE 03/02/2022. Bids received after the stated time will be returned unopened.

The City of La Junta reserves the right to reject any and all bids, waive irregularities and accept the bid, which in its opinion best serves the needs and purposed of the City. Successful bidder shall be required to sign a lease finalizing the contract. The City of La Junta is and Equal Opportunity Employer.