



AGENDA

REGULAR MEETING LA JUNTA CITY COUNCIL

La Junta, Colorado

October 17, 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 October 3, 2022

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

UNFINISHED BUSINESS

A. Second Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS A REQUEST BY THE CITY OF LA JUNTA (City Attorney) (Action)

NEW BUSINESS

A. Application for a Special Event Permit by Arkansas Valley Hospice, Tara Castaneda, Event Manager. The event is a Business After Hours/Open House to be held November 4, 2022 from 5:30 p.m. to 11:00 p.m. at 531 Lewis Avenue (City Attorney) (Action)

B. Approval of the 2023 Proposed Budget (City Attorney) (Action)

1. A Resolution Approving the 2023 Proposed Budget

2. First Reading/AN ORDINANCE FIXING THE MILL LEVY FOR ASSESSMENT OF VALUATIONS FOR THE YEAR ENDING ON DECEMBER 31, 2022 (FISCAL YEAR, 2023)

3. First Reading/THE ANNUAL APPROPRIATION ORDINANCE: APPROPRIATING SUMS OF MONEY TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF LA JUNTA, COLORADO FOR THE CITY'S FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING ON DECEMBER 31, 2023

C. Committee/Board Reports

D. City Manager's Comments



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, October 3, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: MJ Romano gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member Velasquez 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 – arrived at 6:07 p.m.
- Joe Ayala, Mayor
- Chandra Ochoa, Ward 2
- Edward Vela, Ward 3
- Lisa Pantoya, Ward 3

Absent: None

- Also present:
- Bill Jackson, Asst. City Manager
 - Melanie Scofield, City Clerk
 - Todd Quick, Police Chief
 - Mike Engebrecht, Deputy Chief
 - Chris Arguello, Electric Superintendent
 - Randall & Marty Roberson, La Junta
 - Marvin & Tammy Schlegel, La Junta
 - Julie Worley, La Junta
 - Eldon & Sylvia Stoker, La Junta
 - Keith Goodwin, La Junta
 - CaSandra Thomas, La Junta
 - MJ Romano, La Junta
 - Leon Berry, La Junta
 - John Canaday, La Junta
 - Bob & Kathy Benz, La Junta
 - Rosalie Valdez, La Junta
 - Gordon & Tiffany French, La Junta
 - Jesse & Kathy Hight, La Junta
 - Ezekiel Ayala, La Junta
 - Gary Cranson, UB Commissioner
 - Gloria Shoptese, La Junta
 - Bethany Bender, La Junta
 - Adrian Hart, SECO News
 - Bette McFarren, RF Gazette

CITY COUNCIL MEETING – October 3, 2022

MINUTES OF PREVIOUS MEETING: Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of September 19, 2022. After hearing none, the Mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE SEPTEMBER 19, 2022 MINUTES AS PUBLISHED: Vela

SECOND: Pantoya

DISCUSSION: There was no discussion

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

ELECTRIC DEPARTMENT UPDATE: Chris Arguello, Electric Superintendent, explained the recent outages the City has had and how they were fixed. The most recent one was an underground feeder to the Safeway Store that failed. It took out the tie breaker that protects the power transformer. It was decided to start splitting the load. They took roughly 1200 customers from the west side and transferred them to the Gardener Sub which is by the compactor. Then they took 1700 customers and transferred them to the Airbase sub to get power back to them. Those that stayed without power were Safeway, WW Feed and the Santa Fe yards due to pulling new conductor in the ground.

Some of the outages people are seeing on the east side of town is because part of their power is coming from the airbase sub, where it is more likely to experience more wind, more birds, etc. Whatever is experienced out there will affect parts of the east side of town. When you see your lights flicker but stay on, there's somebody else without power. If you see your lights flicker three times that's because the breakers are designed to take three hits before they lock out. There are times we have to ride the lines or isolate certain areas of town to pinpoint where the outage is.

We have to take the steps for safety because they're dealing with high voltage. We do tail gates. We make sure everybody's on the right page. I ask for the public to bear with us and have patience. We're dealing with an old infrastructure trying to get the power back on to the people. My goal at the end of the day is to send everybody home to their families.

THE A.R.T PROJECT: Zeke Ayala thanked the council, the community and everybody for allowing this project to happen. He is very appreciative of everybody's supports and is looking forward to doing it again.

WILLIAM CULVER, DA: Mayor Ayala, Todd Quick, Mike Engebrecht and Will Culver had a meeting to go over what can be done, what can't be done, what are the steps of taking care of the crime going on in our area. We ask that you take a step back and see the full picture before saying someone is not doing this or doing that. These guys put a lot on the line every time they go out, just like the electric crew, they want to go home to their families every night.

Will Culver, DA, talked about living in 2022 with a 2012 mindset. During this timeframe, a lot of laws have changed. For example, one of the problems that plague our community is drugs. Back in 2012, possession of any methamphetamine, heroin, cocaine, the serious drugs, was a class 4 felony, punishable by two to six years in prison. In 2013, that law was changed where it made it a drug felony class 4. If you possessed a small amount of methamphetamine, cocaine or heroin, you could do up to a year in prison. That changed again in 2022. The current state of the law is that possession of methamphetamine, heroin or cocaine is a class 1 drug misdemeanor punishable by 6 to 18 months in the county jail. We have seen a real increase in drug use in our communities.

Another example is with theft. Back in 2012, it was a class 2 misdemeanor if you stole less than \$500.00. If you stole more than \$500.00 but less than \$1,000.00 was a class 1 misdemeanor. If you stole more than \$1,000.00 it was a class 4 felony that would be two to six years in prison. In 2022, it is a petty offense. If you steal less than \$300.00 it is punishable by ten days in jail. It's a class 2 misdemeanor if you steal between \$300.00 - \$1,000.00 or 120 days in jail. A class 1 misdemeanor if

CITY COUNCIL MEETING – October 3, 2022

you steal between \$1,000.00 - \$2,000.00 or 364 days in jail. You don't get to the felony level until you steal between \$2,000.00 - \$5,000.00 in Colorado. A class 6 felony is punishable by up to 8 to 18 months in prison. You can see what that does for street level and petty crimes in the cities.

Lengthy discussion continued amongst the council, Mr. Culver and those in attendance. We need to know our neighbors, get involved in the community and be good citizens. We need to create an environment where when people do wrong, they feel uncomfortable. Five percent of citizens are responsible for 95% of police calls.

Police Chief Todd Quick and Police Reserve Bob Benz spoke briefly about the Citizens Academy. There will possibly be one starting up in January. Being a reserve truly helps our police force.

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

1. There was no citizen participation.

NEW BUSINESS**A. Liquor Licenses.**

1. **Application for a Special Event Permit by the Chamber of Commerce, Angela Ayala & Timmy Foster, Event Managers. The event is the First Annual Tarantula Fest to be held October 8, 2022 from 12:00 noon to 11:59 p.m. at Live Well Park.** 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 Assistant City Manager recommends approval.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO THE CHAMBER OF COMMERCE FOR THEIR FIRST ANNUAL TARANTULA FEST TO BE HELD OCTOBER 8, 2022 FROM 12:00 NOON TO 11:59 P.M. AT LIVE WELL PARK: Vela

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Ayala abstained)

2. **Application for Renewal of a Liquor Store License by Big D's Liquor Mart LLC, d/b/a Big D's Liquor Mart, 26730 W. US Hwy 50.** 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 Assistant City Manager recommends approval.

MOTION TO GRANT A RENEWAL OF A LIQUOR STORE LICENSE BY BIG D'S LIQUOR MART LLC, D/B/A BIG D'S LIQUOR MART, 26730 W. US HWY 50: Ochoa

SECOND: McIntyre

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. **Application for Renewal of an Alcohol Beverage Tastings Permit for Big D's Liquor Mart LLC, d/b/a Big D's Liquor Mart, 26730 W. US Hwy 50.** 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 Assistant City Manager recommends approval.

MOTION TO GRANT A RENEWAL OF AN ALCOHOL BEVERAGE TASTINGS PERMIT BY BIG D'S LIQUOR MART LLC, D/B/A BIG D'S LIQUOR MART, 26730 W. US HWY 50: Ochoa

SECOND: Pantoya

DISCUSSION: The tastings are done per a schedule of events.

VOTE: The motion carried 7-0

CITY COUNCIL MEETING – October 3, 2022

- B. First Reading/AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS A REQUEST BY THE CITY OF LA JUNTA.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Ochoa

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

C. Committee/Board Reports

1. There were no committee/board reports.

F. Assistant City Manager's Comments

- Don't forget about the Tarantula Fest this weekend.
- The crews have been dealing with faulty equipment and line failures.
- The new ladder truck is in service.
- All the personnel in the City are working hard. They all help each other out.

G. Governing Body Comments

1. Council Member Velasquez:
 - Thanked Zeke Ayala and the other artists that came down to the A.R.T. Project. It was such a positive vibe.
 - Thank you to the Line Crew for keeping the lights on.
2. Council Member Vela:
 - Weeds and tree branches are a big problem. We need to focus on getting the weeds cut on the vacant properties.
 - The entire month of October is "Love Where You Live City Clean Up". (Asst. City Manager Jackson read the flyer and reminded everyone that this is for La Junta residents only.)
3. Council Member Pantoya:
 - Thanked Zeke Ayala for the A.R.T. Project.
4. Mayor Ayala:
 - Don't forget about the Tarantula Fest this weekend.

There being no further business, the meeting adjourned at 7:39 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joe Ayala, Mayor

ORDINANCE NO. 1640

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1242 (THE
ZONING ORDINANCE) OF THE CITY OF LA JUNTA AS CONCERNS
A REQUEST BY THE CITY OF LA JUNTA**

WHEREAS, the Planning Commission of the City of La Junta has recommended that certain changes be made to Ordinance Number 1242;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO AS FOLLOWS:

Section 1. That the zoning map which is part of Ordinance Number 1242 be amended as follows:

1. 2817 San Juan Avenue, La Junta, Colorado (See Exhibit "A");
2. 2821 San Juan Avenue, La Junta, Colorado (See Exhibit "B");
3. 2825 San Juan Avenue, La Junta, Colorado (See Exhibit "C");
4. 2909 San Juan Avenue, La Junta, Colorado (See Exhibit "D");
5. 2917 San Juan Avenue, La Junta, Colorado (See Exhibit "E");
6. 3003 San Juan Avenue, La Junta, Colorado (See Exhibit "F");
7. 3013 San Juan Avenue, La Junta, Colorado (See Exhibit "G");
8. 3021 San Juan Avenue, La Junta, Colorado (See Exhibit "H").

Section 2. That said lands be zoned "R-1".

PASSED on First Reading this 3rd day of October, 2022.

ADOPTED AND APPROVED this 17th day of October, 2022

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

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Summary

Parcel Number: 464314200025
 Account Number: 114230
 Property Address: 2817 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: 14-24-55 P107E Purged Title. A tract of land lying in the SW1/4 NW1/4 of Sec 14, Twp. 24 S., Rg. 55 W. of the 6th P.M., and being more particularly described as follows: Beginning at the Southwest corner of said NW1/4 as monumented by a 2-1/2" Otero County brass cap marked L5 12103 in concrete and considering the West line of said NW1/4, (as monumented by a similar brass cap at its North end), bearing N00°44'15"W, with all other bearings contained herein being relative thereto; thence N00°44'15"W, along the West line of said NW1/4, a distance of 737.70 feet; thence N88°21'13"E, 30.00 feet to a point on the East right-of-way line of San Juan Avenue and the True Point of Beginning; thence N00°44'15"W, 69.14 feet to a point on the South line of Chaparral Heights Subdivision; thence N88°24'12"E, along the South line of said subdivision, a distance of 140.00 feet; thence S00°44'15"E, 69.02 feet; thence S88°21'13"W, 140.00 feet to the true point of beginning. SUBJECT TO the East 15.00 feet of said tract for utility easement purposes. Known as 2817 San Juan Avenue, La Junta, Colorado 81057 TRACT CONT 9,669 SQ FT.. B775 P236 B814 P420 #601277 #601278 #602411 07/24/2009 #622319 - WD to TIC (DF \$ 0.00) 02/19/2013 #634083 - Ltrs Tsmtry: Ann A Smith (03/03/2012) aka ... 02/19/2013 #634087 - PRD to TIC 1/2 Int res a Life Est (DF \$ 0.00) 10/07/2015 #642818 - Ltrs Adm'n: Peni Olson (01/16/2015) aka ... 02/01/2016 #643867 - Ct Decree Heirship: Peni Olson aka ... 02/01/2016 #643868 - PRD to 3 TIC 1/4 Int (DF \$ 0.00) 02/01/2016 #643869 - QCD to 2 TIC 1/4 Int (DF \$ 0.00) 02/16/2017 #647281 - QCD to sole owner 1/8 Int (DF \$ 0.00) 02/16/2017 #647282 - QCD to sole owner 1/8 Int (DF \$ 0.00) 02/16/2017 #647283 - QCD to sole owner 1/4 Int (DF \$ 0.00) 04/06/2018 #651059 - WD to JT (DF \$ 6.69 REL SCH 110836 #622319 #634083-LT #634087-PR (Note: Not to be used on legal documents.)
 Class: Residential
 Subdivision: PT 14-24-55
 Neighborhood: 9999
 Tax District: District 010
 Millage Rate: 64.924
 Acres: 0.222

Owner

Hudson Jason & Hudson Kimberly (Jt)
 2817 San Juan Ave
 La Junta, CO 81050

Buildings

Occupancy	Mobile Home	Roof Type	
Built As	Double Wide	Roof Cover	Shingle Comp
Square Feet	1188	Foundation	
Year Built	2005	Tot # of Rooms	4
Adjusted Year Built	2005	Bed Rooms	2
HVAC	Central Air to Air	Baths	2
Building Condition	Good	Total Basement Area	0
Building Quality	Good	Exterior Wall	Metal Siding
Interior	Drywall	Value	\$59,227
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	8

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.222	9,669.00	\$7,252

Valuation

	2022	2021	2020
Land Value	\$7,252	\$7,252	\$7,252
Building Value	\$59,227	\$59,227	\$59,329
Total Value	\$66,479	\$66,479	\$66,581
Assessed Land Value	\$504	\$519	\$519
Assessed Building Value	\$4,116	\$4,235	\$4,242
Total Assessed Value	\$4,620	\$4,754	\$4,761

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/06/2018	\$46,900	Warranty Deed			Qualified	Improved	SMITH ROBERT W.	HUDSON JASON & HUDSON KIMBERLY (JT)
01/18/2017	\$0	Quit Claim			Unqualified	Improved	MCABEE AMANDA D.	SMITH ROBERT W.
01/18/2017	\$0	Quit Claim			Unqualified	Improved	DEUTSCHER ELIA.	SMITH ROBERT W.



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Summary

Parcel Number: 464314200026
 Account Number: 114231
 Property Address: 2821 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: 14-24-55 P107F TRACT 2 A TR IN SW1/4NW1/4 OF 14-24-55 MORE PT DESC AS FOL: BEG AT SW COR OF NW1/4 AS MONU BY A 2 1/2" OTERO COUNTY BRASSCAP MARKED LS 12103 IN CONCRETE & CONSID W/L OF NW1/4 (AS MONU BY A SIMILAR BRASS CAP AT ITS N END) BEARING N00-44-15W, WITH ALL OTHER BEARINGS CONT HEREIN BEING RELA THERETO; TH N00-44-15W, 660.00' ALONG W/L OF NW1/4; TH N88-21-13E, 30' TO E ROW/W/L OF SAN JUAN AVE & TRUE POB; TH N00-44-15W, 77.70; TH N88-21-13E, 140.00'; TH S00-44-15E, 77.70; TH S88-21-13W, 140' TO TRUE POB SUBJECT TO THE E 15' OF TR FOR UTILITY ESMT PURPOSES TR CONT 10,876' B775 P236; B814 P420 #601277-278 #602411 REL SCH 110836 #622319 #634083-LT #634086-PR
 (Note: Not to be used on legal documents)
 Class: Residential
 Subdivision: PT 14-24-55
 Neighborhood: 102
 Tax District: District 010
 Millage Rate: 64.924
 Acres: 0.2497

Owner

Kerr Tracey Lewis
 307 Colorado Ave
 LA Junta, CO 81050

Buildings

Occupancy: Single Family Residential
 Built As: Ranch 1 Story
 Square Feet: 866
 Year Built: 1960
 Adjusted Year Built: 1949
 HVAC: Forced Air
 Building Condition: Fair
 Building Quality: Fair
 Interior Stories: 1
 Roof Type: Composition Shingle
 Roof Cover: Composition Shingle
 Foundation:
 Tot # of Rooms: 4
 Bed Rooms: 2
 Baths: 1
 Total Basement Area: 0
 Exterior Wall: Frame Stucco
 Value: \$23,344

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Garage	Attached	252

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.2497	10,876.00	\$7,579

Valuation

	2022	2021	2020
Land Value	\$7,579	\$7,579	\$7,579
Building Value	\$23,344	\$23,344	\$30,281
Total Value	\$30,923	\$30,923	\$37,860
Assessed Land Value	\$527	\$542	\$542
Assessed Building Value	\$1,622	\$1,669	\$2,165
Total Assessed Value	\$2,149	\$2,211	\$2,707

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
01/27/2017	\$36,800	Warranty Deed			Qualified	Improved	SMITH ROBERT W (LIFE EST) & MORGAN LINDA & MCABEE AMANDA D. & DUETSCHER ELI	KERR TRACEY LEWIS
09/10/2016	\$0	Power of Attorney			Unqualified	Vacant	DEUTSCHER ELI A.	SMITH ROBERT W.
09/10/2016	\$0	Power of Attorney			Unqualified	Vacant	MCABEE AMANDA D.	SMITH ROBERT W.
01/26/2016	\$0	Quit Claim			Unqualified	Improved	OLSON JEFFREY D.	MCABEE AMANDA D. & DEUTSCHER ELI A.



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Summary

Parcel Number: 464314200027
 Account Number: 114232
 Property Address: 2825 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: 14-24-55 P107EE A TR IN SW1/4NW1/4 OF 14-24-55 MORE PT DESC AS FOL: BEG AT THE SW COR OF NW1/4 AS MONU BY A 2 1/2" OTERO COUNTY BRASS CAP MARKED L5 12.103 IN CONCRETE & CONSID THE W/L OF NW1/4 (AS MONU BY A SIMILAR BRASS CAP AT ITS N END) BEARING N00-44-15W WITH ALL OTHER BEARINGS CONT HEREIN BEING RELA THERETO; TH N00-44-15W, 600' ALONG W/L OF NW1/4; TH N88-21-13E, 30' TO E ROW/L OF SAN JUAN AVE & TRUE POB; TH N00-44-15W, 60'; TH N88-21-13E, 140'; TH N00-44-15W, 146.72' TO S/L OF CHAPARRAL HGTS SUB; TH N88-24-12E, 134' ALONG SUBDIV 5A; TH S00-44-15E, 146.83'; TH S88-24-12W, 100FT; TH S00-44-15E, 60'; TH S88-24-12W, 175' TO POB B775 P236; B871 P307 #601277 #602411 REL SCH 1.13810; NEW HOUSE AT 50% 1/1/07 #622319 #634083-LT #634085-PR
 (Note: Not to be used on legal documents)
 Class: Residential
 Subdivision: PT 14-24-55
 Neighborhood: 102
 Tax District: District 010
 Millage Rate: 64.924
 Acres: 0.6926

Owner

Meddles George J.
 2825 San Juan Ave
 LA Junta, CO 81050

Buildings

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	2537	Foundation	
Year Built	2006	Tot # of Rooms	8
Adjusted Year Built	2006	Bed Rooms	3
HVAC	Central Air to Air	Baths	2.5
Building Condition	Average	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Stucco
Interior		Value	\$222,395
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	11
Porch	Open Slab	344
Garage	Attached	625
Basement	Bsmnt Conc 8 in	2537

Occupancy	Single Family Residential	Roof Type	Gable
Built As	Farm Utility Building	Roof Cover	
Square Feet	440	Foundation	
Year Built	2011	Tot # of Rooms	0
Adjusted Year Built	2011	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Low	Exterior Wall	
Interior		Value	\$4,277
Stories	1		

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.6926	30,167.00	\$9,315

Valuation

	2022	2021	2020
Land Value	\$9,315	\$9,315	\$9,315
Building Value	\$226,672	\$226,672	\$206,981
Total Value	\$235,987	\$235,987	\$216,296
Assessed Land Value	\$647	\$666	\$666
Assessed Building Value	\$15,753	\$16,207	\$14,799
Total Assessed Value	\$16,400	\$16,873	\$15,465



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Summary

Parcel Number: 464314200033
 Account Number: 114998
 Property Address: 2909 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: 14-24-55 P107D A TRACT OF LAND LYING IN THE SW1/4 NW1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 55 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 14 AS MONUMENTED BY A 2" OTERO COUNTY BRASS CAP IN CONCRETE MARKED L5 12103 AND CONSIDERING THE WEST LINE OF SAID NW1/4 (AS MONUMENTED BY A SIMILAR BRASS CAP AT ITS NORTH END), BEARING N.00°44'15"W., WITH ALL OTHER BEARINGS CONTAINED HERETO BEING RELATIVE THERETO; THENCE N.00°44'15"W., ALONG THE WEST LINE OF SAID NW1/4, A DISTANCE OF 535.00 FEET; THENCE N.88°21'13"E., 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAN JUAN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE N.00°44'15"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET; THENCE N.88°21'13"E., AND PARALLEL TO THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 175.00 FEET; THENCE S.00°44'15"E., 65.00 FEET; THENCE S.88°21'13"W., 175.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 11,375 SQUARE FEET OR 0.261 ACRE. B615 P125 8847 P501 08/11/2011 #628742 - WD MERGE TO JT (DF \$ 0.00) MERGE #2011-023 08/11/2011 #628743 - SURVEY
 (Note: Not to be used on legal documents)
 Class: Residential
 Subdivision: 102
 Neighborhood: District 010
 Tax District: 64.924
 Millage Rate: 0.2611
 Acres: 0.2611

Owner

Klinkerman Donald L &
 Klinkerman Peggy M (Jt)
 1004 W Casa Del Sol
 LA Junta, CO 81050

Buildings

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	936	Foundation	
Year Built	1962	Tot # of Rooms	4
Adjusted Year Built	1962	Bed Rooms	2
HVAC	Forced Air	Baths	1
Building Condition	Average	Total Basement Area	0
Building Quality	Fair	Exterior Wall	Frame Stucco
Interior		Value	\$54,976
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Porch	Open Slab	144
Garage	Attached	312

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.2611	11,375.00	\$8,531

Valuation

	2022	2021	2020
Land Value	\$8,531	\$8,531	\$8,531
Building Value	\$54,976	\$54,976	\$50,556
Total Value	\$63,507	\$63,507	\$59,087
Assessed Land Value	\$593	\$610	\$610
Assessed Building Value	\$3,821	\$3,931	\$3,615
Total Assessed Value	\$4,414	\$4,541	\$4,225



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Summary

Parcel Number 464314200019
 Account Number 110846
 Property Address 2917 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description 14-24-55 P107C SW COR OF NW1/4 OF 14-24-55; TH N; 0 DEG 42'03" W ON A TRUE BEARING ALONG THE W/L OF; SAID NW1/4 OF SAID SEC 14, A DIST OF 360'; TH N 88 DEG; 22'34" E, 30' TO TRUE POB; TH N 88 DEG 22'34" E & PARA; WITH THE S LINE OF NW1/4 OF SAID SEC 14, 175'; TH N; 0 DEG 42'03" W, 175'; TH N 0 DEG 42'03" W, 175'; TH; W, 175'; TH S 0 DEG 42'03" W & PARA WITH THE W/L OF; SAID; SEC 14 TO THE POB. 8871 P307; MS# 4471 BY MIS; RCPTN-535230 BL- LT- SEC- 14 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class Residential
 Subdivision PT 14-24-55
 Neighborhood 102
 Tax District District 010
 Millage Rate 64.924
 Acres 0.7031

Owner

Quagliato Justin F. &
 Quagliato Kimberly J.
 2917 San Juan Ave
 LA Junta, CO 81050

Buildings

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Built Up Rock
Square Feet	2156	Foundation	
Year Built	1960	Tot # of Rooms	9
Adjusted Year Built	1960	Bed Rooms	3
HVAC	Electric Radiant	Baths	2.5
Building Condition	Average	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Brick Veneer
Interior Stories	1	Value	\$180,531

Type	Description	Units or Square Footage
Add On	SWIMMING POOL	1
Rough In	Rough In	1
Fixture	Total Fixtures	11
Porch	Open Slab	1044
Basement	Finished	1627
Basement	Bsmnt Conc 8 in	1781

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.7031	30,625.00	\$9,356

Valuation

	2022	2021	2020
Land Value	\$9,356	\$9,356	\$9,356
Building Value	\$180,531	\$180,531	\$164,357
Total Value	\$189,887	\$189,887	\$173,713
Assessed Land Value	\$650	\$669	\$669
Assessed Building Value	\$12,547	\$12,908	\$11,752
Total Assessed Value	\$13,197	\$13,577	\$12,421

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
05/21/2015	\$158,700	Special Warranty Deed			Unqualified	Improved	NEWENS KENNETH W. & NEWENS KAREN S.	QUAGLIATO JUSTIN F. & QUAGLIATO KIMBERLY J. (JT)
01/26/1993	\$130,000	Unknown	535230		Unqualified	Improved		



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Summary

Parcel Number 464314200013
 Account Number 113250
 Property Address 3003 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description 14-24-55 P107JJ BEG AT A PT30' E & 240' N OF THE SW; CORN OF NW1/4; TH N 120'; TH E 175'; TH S 120'; TH W: 175' TO THE POB. B936 P566 B937 P454 #606829-803; MS# 1168; RCPTN-536174 #633133-QC #634240-QC; BL- LT- SEC- 14 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class Residential
 Subdivision PT 14-24-55
 Neighborhood 102
 Tax District District 010
 Millage Rate .64.924
 Acres 0.4821

Owner

Jones Sharon K.
 3003 San Juan Ave
 LA Junta, CO 81050

Buildings

Occupancy	Single Family Residential	Roof Type	
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	1950	Foundation	
Year Built	1979	Tot # of Rooms	7
Adjusted Year Built	1970	Bed Rooms	3
HVAC	Forced Air	Baths	1.5
Building Condition	Average	Total Basement Area	0
Building Quality	Fair	ExteriorWall	Frame Siding
Interior Stories	1	Value	\$105,901

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	7
Garage	Attached	336
Porch	Open Slab	578

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.4821	21,000.00	\$8,490

Valuation

	2022	2021	2020
Land Value	\$8,490	\$8,490	\$8,490
Building Value	\$105,901	\$105,901	\$92,343
Total Value	\$114,391	\$114,391	\$100,833
Assessed Land Value	\$590	\$607	\$607
Assessed Building Value	\$7,360	\$7,572	\$6,603
Total Assessed Value	\$7,950	\$8,179	\$7,210



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Summary

Parcel Number: 464314200011
 Account Number: 110839
 Property Address: 3013 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: 14-24-55 P107; A TRACT OF LAND IN SW1/4 NW1/4 14-24-55 DES AS FOL; BEG AT THE SW COR BEING MONUMENTED BY A 2 1/2""; BRASS CAP; THENCE N 0 DEG 42' W ALONG THE W/L OF SAID; SW1/4 NW1/4 A DIS OF 240' TO TR PT OF BEG. THENCE N; 89DEG14' E., 30' TO A 5/8"" REBAR & MARKED ALUM CAP; ON THE E'LY ROW/L OF HWY 109; TH CON. N 89 DEG 14'; E, 199.3' TO A 5/8"" REBAR & MARKED ALUMINUM CAP.; THENCE S ODEG42' E & PARA LLEL WITH THE SAID W LINE.; 95' TO A 5/8"" REBAR & MARKED ALUMINUM CAP.; THENCE S 89DEG14' W., 199.3' TO A 5/8"" REBAR & MARKED ALU MINUM CAP ON SAID E'LY ROW LINE. THENCE; CONTINUING S 89DEG14' W 30' TO SAID W/L OF SW1/4; NW1/4: THENCE N ODEG42' W., & ALONG SAID W LINE.; 95' TO THE TR PT OF BEG..50A M/L B734 P177; B1034 P274 #606829 #633133-QC; MS# 1169 BY MIS; RCPTN- BL- LT- SEC- 14 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class: Residential
 Subdivision: PT 14-24-55
 Neighborhood: 102
 Tax District: District 010
 Millage Rate: 64.924
 Acres: 0.43

Owner

Roberson Rentals LLC
 3003 San Juan Ave
 LA Junta, CO 81050

Buildings

Occupancy	Single Family Residential	Roof Type	
Built As	Split Level	Roof Cover	Composition Shingle
Square Feet	1366	Foundation	
Year Built	1981	Tot # of Rooms	6
Adjusted Year Built	1981	Bed Rooms	4
HVAC	Forced Air	Baths	1.5
Building Condition	Fair	Total Basement Area	0
Building Quality	Fair	Exterior Wall	Frame Siding
Interior		Value	\$84,729
Stories	1		

Type	Description	Units or Square Footage
Rough In	Rough In	1
Fixture	Total Fixtures	5
Porch	Open Slab	80
Garage	Attached	288

Land

Description	Acres	Square Footage	Value
LAND RESIDENTIAL IMPROVED	0.43	18,730.00	\$8,286

Valuation

	2022	2021	2020
Land Value	\$8,286	\$8,286	\$8,286
Building Value	\$84,729	\$84,729	\$74,954
Total Value	\$93,015	\$93,015	\$83,240
Assessed Land Value	\$576	\$592	\$592
Assessed Building Value	\$5,889	\$6,058	\$5,359
Total Assessed Value	\$6,465	\$6,650	\$5,951

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2012	\$0	Quit Claim			Unqualified	Improved	ROBERSON FRANCIS L & JONES SHARON K (TIC)	ROBERSON RENTALS LLC & ROBERSON BETTY L
10/14/2008	\$0	Unknown	581641		Unqualified	Improved	ESTATE OF KATHY A JONES	(SA ALSO FILED)
05/31/2001	\$0	Unknown			Unqualified	Improved	OTERO COUNTY PUBLIC TRUSTEE	ROBERSON FRANCIS L & SHARON K JONES UT



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Summary

Parcel Number: 464314200014
 Account Number: 110841
 Property Address: 3021 SAN JUAN LA JUNTA, CO 81050
 Brief Tax Description: A TR OF LAND IN THE SW1/4 NW1/4 14-24-55 DES AS FOL.; BEG AT THE SW COR, THENCE E30'; THENCE N 10' TO TR POB; THENCE N ALONG E ROW OF HWY109,135; TH E175; TH135'; THENCE W 175' TO BEG CONT. .58A M/L 14-24-55 P107A; B874 P126 B936 P566 #606829 #633133-QC; M5# 636C BY MIS; RCPTN-556306 Bl- LT- SEC- 14 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class: Commercial
 Subdivision: PT 14-24-55
 Neighborhood: 9999
 Tax District: District 010
 Millage Rate: 64.924
 Acres: 0.54

Owner

Roberson Rentals LLC
 3003 San Juan Ave
 LA Junta, CO 81050

Buildings

Occupancy	Storage Warehouse	Roof Type	
Built As	Storage Warehouse	Roof Cover	
Square Feet	1080	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1974	Bed Rooms	0
HVAC	Space Heater	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$11,116
Stories	1		

Occupancy	Farm Implement-Equip Shop	Roof Type	
Built As	Farm Implement-Equip Shop	Roof Cover	
Square Feet	1500	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1982	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$4,192
Stories	1		

Occupancy	Salvage	Roof Type	
Built As	Addon Only Comm	Roof Cover	
Square Feet	1	Foundation	
Year Built	1971	Tot # of Rooms	0
Adjusted Year Built	1974	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$742
Stories	1		

Type	Description	Units or Square Footage
Add On	ChainLink6ftNo966	320

Land

Description	Acres	Square Footage	Value
WAREHOUSE/STORAGE-LAND	0.54	23,522.40	\$2,700



RESOLUTION NO. R-20-2022
(Fund Budgets - 2023)

WHEREAS, a proposed budget for the City of La Junta for the year 2023 has been prepared in conformance with the La Junta City Charter; and

WHEREAS, a public hearing has been held on September 20, 2022 regarding the proposed 2023 budget for all funds for the City of La Junta;

NOW, THEREFORE, Be It Resolved By the City Council of the City of La Junta that the proposed 2023 budget for income and expenditures of all funds be approved as follows:

General Fund	\$13,944,500.00
Library Endowment Fund	\$ 500.00
Internal Services Fund	\$ 2,379,200.00
Employee Benefit Claim Fund	\$ 2,558,100.00
Economic Development Fund	\$ 146,500.00
Property Management Fund	\$ 1,709,100.00
Lodging Tax Tourism Fund	\$ 329,000.00
Electric Fund	\$12,730,000.00
Water Fund	\$ 4,485,900.00
Sewer Fund	\$ 3,630,000.00
Sanitation Fund	\$ 1,316,300.00
Moving Violation Surcharge Fund	\$ 500.00
Cemetery Endowment Fund	\$ 8,000.00
Conservation Trust Fund	\$ 490,000.00
Urban Renewal Fund	\$ 182,500.00

Adopted ad amended this 17th day of October, 2020.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1641

**AN ORDINANCE FIXING THE MILL LEVY FOR ASSESSMENT OF
VALUATIONS FOR THE YEAR ENDING ON DECEMBER 31, 2022.
(FISCAL YEAR, 2023)**

WHEREAS, the County Assessor of Otero County, Colorado has certified to this City Council the 2022 assessed valuation of \$34,159,575.00 as the valuation subject to the City taxes for the calendar year ending on December 31, 2022.

NOW, THEREFORE, Be It Ordained By The City Council of the City of La Junta that there be and hereby is levied 3.104 mills on each dollar of said assessed valuation as the levy for the City of La Junta, Colorado for the calendar year ending on December 31, 2022 to cover the corporate expenses of the City of La Junta as set forth for the City of La Junta Budget for the calendar year 2023.

PASSED On First Reading this 17th day of October, 2022.

ADOPTED AND APPROVED this ____ day of November, 2021.

CITY OF LA JUNTA

Joseph Ayala, Mayor

ATTEST:

Melanie R. Scofield, City Clerk

ORDINANCE NO. 1631

THE ANNUAL APPROPRIATION ORDINANCE: APPROPRIATING SUMS OF MONEY TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF LA JUNTA, COLORADO FOR THE CITY'S FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING ON DECEMBER 31, 2023.

WHEREAS, the City Council of the City of La Junta has adopted a budget for the City for the fiscal year beginning January 1, 2023 and ending on December 31, 2023; and

WHEREAS, the City Council shall make the proper tax levy in mills upon each dollar of the total assessed valuation of all taxable property within the City, such levy representing the amount of taxes for the City purposes necessary to enable payment during the City's said fiscal year of all properly authorized demands upon the treasury; and

WHEREAS, the City Council is now desirous of making appropriations for the ensuing fiscal year (2023);

NOW, THEREFORE, Be It Ordained by the City Council of the City of La Junta, Colorado:

SECTION 1. That the sum of \$13,944,500.00 is hereby appropriated for the City of La Junta, Colorado for the fiscal year beginning January 1, 2023 and ending on December 31, 2023 from the General Fund for the payment of operating expenses and capital outlay of the general government.

PASSED On First Reading this 17th day of October, 2022.

ADOPTED AND APPROVED as amended this ___ day of November, 2022.

CITY OF LA JUNTA

ATTEST:

Joseph Ayala, Mayor

Melanie Scofield, City Clerk

City Manager Comments

- The concrete is placed at the Brick & tile project. Waiting for company to schedule placing playground. Next build the bathroom at the parking lot.
- The 50/50 tree removal program is going great We have 20 out to bid right now
- Stage 1 water restrictions
- Mowing weeds and grass and starting to winterize
- Fire Stage 1 fire restrictions
- we getting the patches done from water leaks
- Rural fire training building almost done
- Football games start on 21st at Veterans field
- Moltz Construction started replacing the pump station at the 3 million gallon tank which pumps to the tanks at 26th and at Prairieview. This serves the high school, Otero College and hospital. Great use of our ARPA funds.
- Kids Need To Read matched the original amount of books that TT Woodruff did when he opened the library of 735 books. They will read to the kids on Oct. 28th at 10:00 and 1:00
- Top dressing ballfields
- K-2 basketball registration starts Nov. 3rd
- Football/volleyball going good