

CITY COUNCIL MEETING – March 21, 2022

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

INVOCATION: Council Member Vela gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member Vela led everyone in the Pledge of Allegiance.

ROLL CALL: The following Council Members were present:

Paul Velasquez, Ward 1
Elaine McIntyre, Ward 2
Joe Ayala, Mayor
Edward Vela, Ward 3
Lisa Pantoya, Ward 3

Absent: Damon Ramirez, Ward 1
 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.
 Todd Quick, Chief of Police
 Tom Seaba, Director of Water & Wastewater
 Gary Cranson, UB Commissioner
 Joseph Chetty, The Steakhouse
 Bette McFarren, RF Gazette

PUBLIC HEARING: Application for a New Hotel & Restaurant Liquor License by The Steakhouse Ltd., d/b/a The Steakhouse Ltd., 27866 Frontage Road.

The City Attorney opened the hearing and gave some general information regarding the application. He then presented his preliminary findings as follows:

1. The application is in proper order, the necessary fees having been paid, and the requisite checks and drawings are in order.
2. That the premises sought to be licensed is located at 27866 Frontage Road, in La Junta, Colorado.
3. That the premise is not presently zoned in a manner that will accommodate the proposed business.
4. That the premises sought to be licensed is currently under a liquor license.
5. That the premise is properly occupied by the applicant.
6. That the proposal premises outlet was not within 500 feet of any public school or parochial school.

CITY COUNCIL MEETING – March 21, 2022

7. Notice of hearing has been given by posting of the premises as required by law and by publication in a newspaper of general circulation within the City of La Junta, being the La Junta Tribune-Democrat, more than ten days prior to the hearing date.
8. That the neighborhood to be served is designated as the City of La Junta.
9. That the closest outlet with a liquor license is FELISA'S MEXICAN FOOD AND LOUNGE, 27948 Frontage Road, La Junta, Colorado, which is approximately five hundred (500) feet from the premises sought to be licensed.
10. That there are other outlets of similar nature within the neighborhood.

City Attorney Malouff asked the owner, Mr. Joseph Chetty, to come forward. Mr. Chetty said they opened on March 15th and their hours are from 11:00 a.m. – 8:00 p.m. There are currently twelve employees. He has not yet gotten into the details of the liquor rules and regulations by the State. He does intend to make sure himself and his employees are educated in this matter. Council members asked questions of Mr. Chetty and discussion continued regarding the knowledge of the employees. Mr. Chetty was also concerned about the lack of communication he received in this matter. The City Attorney asked if there was anyone present who wished to speak either for or against the issuance of this license. Hearing none, he closed the hearing.

MINUTES OF PREVIOUS MEETING: Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of March 7, 2022. After hearing none, the Mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE MARCH 7, 2022 MINUTES AS PUBLISHED: Vela

SECOND: Pantoya

DISCUSSION: There was no discussion

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

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

1. There was no citizen participation.

REPORTS

- A. **Crime Stoppers:** Chief of Police Todd Quick presented information to the Council on starting a new crime stoppers program and asked if they could possibly make a committee to form a board. (Information is attached)

NEW BUSINESS

A. Liquor Licenses.

1. **Application for a Special Events Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the 37th Annual La Junta Trading Company Golf Classic to be held May 6, 2022 from 5:00 p.m. to 11:59 p.m. at 612 Adams 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 INSPIRATION FIELD FOR THE 37TH ANNUAL LA JUNTA TRADING COMPANY GOLF CLASSIC TO BE HELD May 6, 2022 FROM 5:00 p.m. TO 11:59 p.m. AT 612 ADAMS AVENUE: Velasqu3z

SECOND: Pantoya

DISCUSSION: There was no discussion

VOTE: The motion carried 4-0 (Ochoa and Ramirez absent, McIntyre abstained)

CITY COUNCIL MEETING – March 21, 2022

2. **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 TO RONALD HALL, D/B/A THE RAILYARD, 114 COLORADO AVENUE: McIntyre

SECOND: Velasquez

DISCUSSION: There was no discussion

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

3. **Application for Renewal of a Tavern Liquor License by Red Dog Revisited LLC, d/b/a Red Dog Revisited, 709 E. 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 TAVERN LIQUOR LICENSE TO RED DOG REVISITED LLC, D/B/A RED DOG REVISITED, 709 E. 3RD STREET: Velasquez

SECOND: McIntyre

DISCUSSION: There was no discussion

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

- B. **A Resolution Concerning the Petition for Annexation Filed by the Phillip W. Buford and Mary Jean Berg Buford Living Trust Dated 04/15/2014.** Resolution No. R-8-2022 was presented for council's consideration as follows:

WHEREAS, a Petition for Annexation has been filed requesting an annexation of portions of the following described land:

Lot 32, Stark's Subdivision of the W/2NW/4 of Section 4, Township 24 South, Range 55 West of the 6th P.M. in Otero County, Colorado.

said Petition having been filed by THE PHILLIP W. BUFORD AND MARY JEAN BERG BUFORD LIVING TRUST DATED 04/15/2014; and

BE IT THEREFORE RESOLVED that the Petition for Annexation of land, filed by THE PHILLIP W. BUFORD AND MARY JEAN BERG BUFORD LIVING TRUST DATED 04/15/2014, is hereby received and that annexation proceedings are hereby authorized to be undertaken.

MOTION TO ADOPT RESOLUTION NO. R-8-2022: Vela

SECOND: Velasquez

DISCUSSION: There was no discussion

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

- C. **Application for a New Hotel & Restaurant Liquor License by The Steakhouse Ltd., d/b/a The Steakhouse Ltd., 27866 Frontage Road.** There was a public hearing held before the City Council meeting that the council now needs to act on.

MOTION TO GRANT A NEW HOTEL & RESTAURANT LIQUOR LICENSE BY THE STEAKHOUSE LTD., D/B/A THE STEAKHOUSE LTD., 27866 FRONTAGE ROAD WITH THE CONTINGENCY THAT THE SHORTCOMINGS (KNOWLEDGE OF COLORADO LIQUOR RULES AND REGULATIONS) BE APPROVED BY THE ATTORNEY WITH NO TIMEFRAME: Vela

CITY COUNCIL MEETING – March 21, 2022

SECOND: Pantoya

DISCUSSION: There was no discussion

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

D. Committee/Board Reports

1. AVRMC Board (Council Member McIntyre):
 - La Junta Community Blood Drive will be Tuesday, April 5th at the Educational Center from 10:00 a.m. – 2:00 p.m. You may call 384-2000 to make an appointment.
2. Utility Board (Council Member Vela):
 - Will have a third party audit the utility billing system.
 - We will also be getting more engagement about the conduit.
3. Tourism Board (Mayor Ayala):
 - There will be a Tarantula Festival headed by Angela Ayala with help with various sub-committees and volunteers.
 - They also approved a QR code and a brand new logo.
4. Urban Renewal (Mayor Ayala):
 - Did not meet.
5. Planning Commission (Mayor Ayala):
 - Had a presentation by Michael Yerman.
 - Will be updating the zoning laws.
 - Michael Yerman would like a work session with council about any concerns on the code they may have and to tie it in with the housing efforts.

E. City Manager's Comments

- We are working to finish up the Hunnicutt Water Company customers line project. The people have started coming in to pay tap fees.
- We are hoping that Moltz Construction will start the pump replacement project at 16th and Smithland water tank this summer. It depends on when the current job is finished.
- Fire Department has started wildfire training. Wildfire season is around the corner.
- We have been experiencing shipping delays and it doesn't seem to be getting any better.
- We met with Lamar City Council last week.

F. Governing Body Comments

1. Council Member Pantoya:
 - Something needs to be done with the house at 208 Harriet. It's being used as a squatter house.
2. Council Member Velasquez:
 - Just want to reference that Jaqueline Armendariz fulfills our need for having someone who is bi-lingual to assist those looking for grants or financial needs.
 - The storm drain at 2nd and Santa Fe looks phenomenal.
 - Met with architects from CU and they love La Junta in regards to possible sites and possibly drawings for an amphitheater at no cost to the city.
3. Council Member Ramirez (text received by Mayor Ayala):
 - Had a bunch of positive comments regarding the trip to Lamar.
 - Remind everyone in the community about being safe.
 - Thank you to our First Responders and City Crews.

CITY COUNCIL MEETING – March 21, 2022

4. Mayor Ayala:

- The Lamar trip went very well. Hopefully it brought us a better appreciation of La Junta. We did find ways we could work together. I'd like to thank Kirk and their council for hosting us. The food and the tour afterwards was great. We will be looking for a time for them to come down here.
- We need to be looking at some sort of late spring alley clean up. I will be bringing this to the Utility Board.
- Also spoke about the number of ADU's (accessory dwelling units) popping up. This is something Michael Yerman will be talking about as well.

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): Pantoya

SECOND: McIntyre

DISCUSSION: There was no discussion

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

Council went into Executive Session from 7:01 until 7:44 p.m.

There being no further business, the meeting adjourned at 7:44 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor