

***Subject to approval at
the June 21, 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 Pro-Tem Velasquez on Monday, June 6, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: Council Member McIntyre gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member Vela 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
Edward Vela, Ward 3
Lisa Pantoya, Ward 3

Absent: Joe Ayala, Mayor
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.
Michael Yerman, SCEDD
Gary Cranson, UB Commissioner
Julie Worley, La Junta
Betty Velasquez, La Junta
Rita Martinez, La Junta
Bette McFarren, RF Gazette

MINUTES OF PREVIOUS MEETING: Mayor Pro-Tem Velasquez asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of May 16, 2022. After hearing none, the Mayor Pro-Tem asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE MAY 16, 2022 MINUTES AS PUBLISHED: Vela

SECOND: Pantoya

DISCUSSION: There was no discussion

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

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

1. Rita Martinez, 23487 County Road 28: The following letter "Concerns to City Council" was provided for the Council.
 - I. Request for City Council to reevaluate the rules/regulations of what is permissible on the gravesite properties paid and owned by the citizens of La Junta and consider amending and reforming them.
 - a. Request to allow brick cobblestone around gravesite.
 - i. Opposed by city worker due to hardship of mowing, however border of bricks is of easy access to mow.

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- b. Request to allow plants/flowers that are within the borders of the cobblestone bricks.
 - ii. Opposed by city worker even though there are gravestones with rose and peony bushes, and other fixtures that are equivalent to the work needed to trim/mow around bricks.
- II. Request for City Council to require city to have a higher standard of the maintenance and care that is lacking at the City of La Junta Cemetery.
 - a. Weeds are scattered throughout grassy areas and there are dry dirt patches
 - i. I have had to labor removing and raking leaves around my gravestone property.
 - ii. I have had to labor planting my own grass seed AND water it because the city has neglected to do so.
 - iii. City worker states that the area of my gravestone property is still “developing”, however, there is plenty of well-maintained grass just across the lot and on the same lot where my property is where there are not gravestones established. I have yet to see them mow the fresh grass that I have established on my property. Why is this specific area being neglected?
 - b. The lawn care at our public schools and at OJC show more value and pride in their established lots. Why can’t our city be more responsible and professional at maintaining city lawns/landscapes?
- III. Rick Klein has made it impossible to be in contact with concerning these issues. He should be more available/accessible to the public or have a better system of receiving and sending communication. On the contrary, I would like to thank Joe Ayala. As it has been hard to address all of these concerns to “someone”, while on his vacation, he messaged me within 5 minutes of contact, acknowledged my concerns and citizen needs, and has already scheduled to speak with me upon his return. Why isn’t the rest of our city crew this professional/caring?

LA JUNTA CITY STRATEGIC PLANNING GOALS: Michael Yerman, SCEDD Senior Planner thanked the Council for making the time to participate in two retreats to come up with the City’s strategic planning goals.

Overview:

The Southern Colorado Economic Development District (SCEDD) is working with the City of La Junta over the next 18 months to address its goals for implementing economic resiliency and workforce housing policies that have been recommended through numerous planning studies. SCEDD will provide planning technical assistance to support the City with job growth as well as building capacity in the important systems that support job growth including housing, downtown revitalization, and other amenities for working class families. All of these goals are heavily reliant on the City continuing to operate its core services at a high level and ensuring department priorities remain the core focus of the day to day operations of the City.

To assist both SCEDD and City staff on future work, the Council participated in two retreats in May to discuss high level goals on six important core elements of the City’s operations. These included the following:

- La Junta downtown
- City infrastructure
- City staff
- Council communications with citizens
- Public safety
- Economic development and community amenities

Council 5 Year Strategic Planning Goals:

The Strategic Plan Goals are not intended to be a fancy consultant driven document. Rather it should help reign in realistic goals based on the budgetary constraints of the City. Further, it should be driven

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by the Council to ensure that the City's core essential services, capital improvements, and policies over the next 5 years are in alignment with the Council's goals. These goals are meant to be updated yearly based on revenues and expenditures of the various funds of the City.

As the Council considers future policies such as the Land Use Code update, these goals should serve as guardrails to what is trying to be achieved. These goals will also be part of the budgeting processes moving forward in this year. As projects and policies move forward these goals will be developed into a working plan on how these goals will be accomplished.

Recommendation:

At this time, the Council is being asked to review the goals and offer any final refinements. Any edits may be made suggested by the Council and incorporated into the attached draft. Once any additional comments are made, the Council is being requested to make a motion followed by a second to *"approve the City of La Junta 2022 5-year Strategic Planning Goals."*

City of La Junta 2022 5-year Strategic Planning Goals

- La Junta Downtown
 - City Council envisions a safe flourishing downtown that provides the City with a strong commercial tax based where existing businesses and property owners are supported by policies that encourage special events, activation of public rights-of-way, and rehab or innovated reuse of properties.
- City Infrastructure
 - City Council strives to be active stewards of the City's existing aging infrastructure by actively planning for maintenance and upkeep while taking advantage of external resources to leverage the City's limited financial assets.
- City Staff
 - The City Council recognizes the importance of an experienced, well trained, and community minded staff that is appreciated for its hard work to complete the goals of the City.
- Council Communication with Citizens
 - The City Council wants to ensure that its electorate is well informed of the ongoing successes and future plans through transparent and reliable communications.
- Public Safety
 - The City Council envisions a safe secure community for its families and youth by providing its staff with the resources and enacting the policies necessary to protect its citizens.
- Economic Development and Community Amenities
 - The City Council wants to promote the redevelopment of the City's existing businesses and neighborhoods through improvements that increase the quality of life for all its residents with quality community amenities and workforce training that attract and retain a skilled workforce.

The City of La Junta 2022 5 Year Strategic Planning Goals will be voted on at the next council meeting of June 21, 2022.

NEW BUSINESS

- A. Set for Hearing/Application for a Retail Fermented Malt Beverage Off-Premises by Family Dollar Stores of Colorado, LLC., d/b/a Family Dollar #25100, 614 E. 1st Street.** The City Attorney has set this matter for a Public Hearing on Monday, July 18, 2022 at 6:00 p.m.
- B. Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the 2nd Annual Smoke Out Catering Party to be held June 25, 2022 from 5:00 p.m. to 10:00 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.

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MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THEIR 2ND ANNUAL SMOKE OUT CATERING PARTY TO BE HELD JUNE 25, 2022 FROM 5:00 P.M. TO 10:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ramirez

DISCUSSION: There was no discussion

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

- C. **A Resolution Authorizing the Sale of Real Property.** Resolution No. R-12-2022 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 owns certain real property described as follows:

All that part of Lot 4, Block 12, Lofland Addition to the City of La Junta, Second Filing, lying West of the Atchison, Topeka and Santa Fe Railway Company, Tract No. 102, (the exact legal will be provided prior to closing).

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 described to sell the same to Family Guidance Institute.

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 Family Guidance Institute in exchange for the gross sum of \$150,000.00.
3. The resolution is enacted by the City Council of the City of La Junta.

MOTION TO ADOPT RESOLUTION NO. R-12-2022: Pantoya

SECOND: Vela

DISCUSSION: This property did not go out for sale. Southeast needed to expand for outreach and their own motor pool.

VOTE: Those voting YES: Ramirez, Velasquez, Vela and Pantoya

Those voting NO: McIntyre

The motion carried 4-1 (Ayala and Ochoa absent)

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

MOTION TO PASS THE ORDINANCE ON FIRST READING: Vela

SECOND: Pantoya

DISCUSSION: The property is located between Dr. Books office and Dr. Tuckers. It will be zoned C-1.

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

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- E. An Ordinance Concerning the Limitation of Feeding Feral Cats. (Discussion)** City Attorney Malouff explained that it has been brought up that there is a human disease factor that spreads from feral cats. This proposed ordinance is taking a small step forward towards trying to regulate feral cats. There's all kinds of things that other municipalities are doing but this one seems to be the least obtrusive for the time being. This ordinance basically says that you cannot feed in non-enclosed environments cats, skunks, ferrets, ground hogs, prairie dogs, etc. and that Code Enforcement or Police Officers can pick up any cat food that has been left. There may be other steps or the need to move with something more radical. For now, this is where we'll start. If you have anything to add or suggest, please do so. This item will be on the next agenda for consideration.
- F. Colorado Main Street Matriculation.** Economic/Urban Renewal Director Cynthia Nieb included four documents in the packet: By-Laws of La Junta Creative Main Street District d/b/a La Junta Rise, La Junta Rise Position Description and Performance Standards, District Maps, and a Memorandum of Understanding between the City of La Junta and La Junta Rise. Here is an overview of La Junta Rise.

Main Street La Junta & the La Junta Creative District (Now La Junta RISE) has served as an umbrella structure for downtown and creative industries' economic development. Under that umbrella is a standardized menu of organization, economic vitality, design, and promotion. Per a 2018 consultation with a Main Street professional, the La Junta City Council agree that La Junta RISE should work under the direction of the City Manager and the Main Street Board, which is directed by Cynthia Nieb, to fulfill the annual plan. Colorado Main Street staff is integral to providing consultants, funding, and technical advice that allows us to move swiftly with incremental improvement.

La Junta RISE was created to reflect our new structural formation, which includes our formal certification as a Colorado Creative District in December 2021 and a discontinuous district. The communities chosen by Colorado Creative Industries, a division of the Colorado Office of Economic Development and International Trade, all have unique stories and identities, including historical tales, personalities who have lived there, artful streetscapes and creative events and festivals – all with arts and creative industries as a key theme. During a cursory survey of our cultural creatives, we had 178 individuals in the municipality self-identify as creatives. This summer, we intend to expand that list, discover how we can help cultural creatives achieve their dreams and determine how they want to be represented. Stay tuned for more local emphasis on how our local cultures make us unique in this wide world.

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. Colorado Creative Districts attract artists and creative entrepreneurs to a community, infusing new energy and innovation, which in turn enhances the economic and civic capital of the community. Districts also 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.

Benefits of the program include:

- A cash award of up to \$10,000 for newly certified districts (local match required)
- A technical and professional assistance fund available to districts that have been certified for one or more years (local match required)
- A marketing strategy developed in partnership with the Colorado Tourism Office to support tourism and bring Colorado's Creative Districts to a national audience
- Support in developing and pitching content and news about how creativity is changing Colorado through the work of creative districts
- Two highway signs placed on state highways near districts
- Access to statewide economic data on the impact of creative districts

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- Access to the Western States Arts Federation (WESTAF) Creative Vitality Suite, an online platform for creative economy data
- Access to resources that facility a learning community among districts

A year after certification, districts can apply for the technical and professional assistance grant for projects and activities that support strategic goals.

Our 2021 La Junta RISE achievements include:

- Selection as one of thirteen successful communities in the highly competitive Main Street Open for Business grant awards. The La Junta Urban Renewal Authority provided the cash match. Sub-grantees and total project costs include:
 - JMP Holding Company, LLC, for roofing, window installation, and a new main door at 14 W. 3rd, \$62,885.
 - Opera House Enterprises, LLC, for exterior doors, exterior windows, masonry, exterior LED lights and signs, HVAC, awning, high efficiency water heater, exterior painting/caulking, and boiler upgrade at Opera House Block, \$77,744.
 - Vance Johnson, Fox Theatre, for roofing, masonry, and possible signage due to cost savings, \$147,133.
 - Northstar Contracting Group, LLC, for roof and insulation, Pella windows at 401 Santa Fe Avenue, \$67,648.
 - CaSandra Thomas, windows at 4th and Santa Fe (old Lincare Building), \$42,020.
 - KleinmakerSpace, for roofing, insulation, signage, ADA, and HVAC, \$68,721.
- Celebrate Main Street promotional campaign carried out in May 2021 and 2022.
- Creation of La Junta RISE branding, by-laws, memorandum of understanding with the City and Colorado Main Street, and job description. For more on the branding, watch this inspirational video: <https://www.youtube.com/watch?v=3B329O5fXxo>.
- Launch of the Arkansas Valley Film Festival by a student intern, Anya Miller. Ms. Miller organized a successful festival, with nine applicants and approximately 100 audience members. Stay tuned for this year's festival in December!

Cynthia Nieb answered questions of the Council and asked that they approve the by-laws and the memorandum of understanding.

MOTION TO APPROVE THE BY-LAWS OF LA JUNTA CREATIVE MAIN STREEET DISTRICT DBA LA JUNTA RISE AND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LA JUNTA AND LA JUNTA RISE: McIntyre

SECOND: Pantoya

DISCUSSION: There was concern that there wasn't enough time to fully digest all of the material.

VOTE: Those voting YES: Ramirez, Velasquez, McIntyre and Pantoya

Those voting NO: Vela

The motion carried 4-1 (Ayala and Ochoa absent)

G. Committee/Board Reports

1. Utilities Board (Council Member Vela):
 - We will meet next week at 4:00 p.m.
2. AVRMC Board (Council Member McIntyre):
 - Appreciated everybody coming to our joint meeting.
 - Looking forward to our new CEO, Andy Flimmer.

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- Best of luck to Lynn Crowell.
3. Recreation Board (Council Member Ramirez):
- The pool is open!

H. City Manager's Comments

- The kick off meeting for the \$500,00 Brownfield grant from the EPA to identify, test, and get a cleanup plan with costs to be able to go apply for a 80/20% matching grant started later this summer. Funds are released October 1st from the Federal government.
- CU is having a community perspective on June 9th at 12:00 p.m. at the Woodruff Library.
- The kick off meeting for the Thru Care study starts on June 9th.
- We have set blocks, processed the dirt, and cut in the drainage for the Brick & Tile Park. Next finish the concrete pours this month as well as patch when asphalt is available.
- Waiting on the Final trail design approval from CDOT.
- We had a water leak at Johnston Drive.
- Fixed the City Park wall at 14th and Santa Fe where it was hit.
- Working on the 50/50 tree removal program.
- Fire wind Stage 1 fire restrictions.
- Stage 1 water restrictions.
- Rehabilitated Auxilium parking lot at Industrial Park.

I. Governing Body Comments

1. Council Member Velasquez:
- Today is the 78th Annual D-day landing.
 - There's an obstructed speed limit sign at 22nd & Cimarron
 - Brush pile near the bowling alley that can catch fire on its own.

There being no further business, the meeting adjourned at 7:09 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Paul Velasquez, Mayor Pro-Tem