

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

*Subject to approval at  
the August 15, 2022  
City Council Meeting*

**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, August 1, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

**INVOCATION:** Council Member McIntyre gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Ayala 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  
Chandra Ochoa, Ward 2  
Lisa Pantoya, Ward 3

Absent:           Damon Ramirez, Ward 1  
                  Edward Vela, Ward 3

Also present: Bill Jackson, Asst. City Manager  
                  Phil Malouff Jr., City Attorney  
                  Melanie Scofield, City Clerk  
                  Paula Mahoney, Admin. Asst.  
                  Tom Brann, Norm Murphy  
                  Ezekiel Ayala, La Junta  
                  Stacey Ayala, La Junta  
                  Adrian Hart, SECO News  
                  Gary Cranson, Utility Board Vice-Chair  
                  Bette McFarren, RF Gazette

**PUBLIC HEARING: Application for a New Retail Fermented Malt Beverage Off-Premises Liquor License by Family Dollar Stores of Colorado LLC, d/b/a Family Dollar #25100, 614 E. 1<sup>st</sup> Street.**

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

1. That 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 614 E. 1<sup>st</sup> Street in La Junta, Colorado.
3. That the premises is presently zoned in a manner that will accommodate the proposed business.
4. That the premises sought to be licensed is not currently under a liquor license.
5. That the premises is properly occupied by the applicant.
6. That the proposal premises outlet was not within 500 feet of any public school or parochial school.
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.

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9. That the closest outlet with a liquor license within the City of La Junta is the Red Dog Saloon, 709 E. 3<sup>rd</sup> Street, La Junta, Colorado, which is approximately five hundred (500) feet from the premises sought to be licensed.

City Attorney Malouff spoke with Jonathon Crumly, Attorney for Family Dollar Stores. There were no representatives from the store in attendance.

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.

Members of the Council were concerned about whether the employees received any education or training and documentation of such.

The following action was taken:

MOTION TO GRANT A RETAIL FERMENTED MALT BEVERAGE OFF-PREMISES LIQUOR LICENSE TO FAMILY DOLLAR STORES OF COLORADO LLC, D/B/A FAMILY DOLLAR #25100, 614 E. 1<sup>ST</sup> STREET: Ochoa

SECOND: Pantoya

DISCUSSION: Some members of the Board would have liked for the employees who will be selling the alcohol to have been present to answer any questions. There were also continued concerns regarding the education/training of the local store employees.

MOTION TO TABLE THE LIQUOR LICENSE FOR FAMILY DOLLAR STORES OF COLORADO LLC, D/B/A FAMILY DOLLAR #25100, 614 E. 1<sup>ST</sup> STREET: Velasquez

SECOND: McIntyre

DISCUSSION: There was no discussion

VOTE: Those voting YES: Velasquez, McIntyre, Ayala

Those voting NO: Ochoa, Pantoya

The motion carried 3-2 (Ramirez and Vela absent)

MOTION TO HAVE A REPRESENTATIVE/MANAGER OF THE LOCAL STORE APPEAR IN PERSON TO ANSWER THE BOARDS QUESTIONS AND TO SET THE HEARING DATE FOR AUGUST 15<sup>TH</sup>, 2022: Velasquez

SECOND: McIntyre

DISCUSSION: There was no discussion

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

**MINUTES OF PREVIOUS MEETING:** Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of July 18, 2022. Council Member Vela informed the Mayor that he did not like the minutes but would not elaborate. After hearing none, the Mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE JULY 18, 2022 MINUTES AS PUBLISHED: McIntyre

SECOND: Velasquez

DISCUSSION: There was no discussion

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

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**Tom Brann/Norm Murphy & Associates.** Tom Brann gave a brief overview of the housing market in our area. He commented that right now, it's a marketplace for everybody, for buyers and sellers. There are more homes coming on the market but we still have a shortage here. The rental markets also fall in line with the same thing. There's hardly anything for rent. There have been people moving here from the big cities to a more quiet and cheaper location. There's not a lot of new houses or inventory coming back onto the market.

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

1. Zeke Ayala: Zeke presented "The ART Project" to the Board. He has a collective of approximately fifteen local, statewide and national artists, who are willing to lend their time and talents to help revitalize downtown La Junta on October 1<sup>st</sup> and 2<sup>nd</sup> of this year. It will take place in the alleyway between third and fourth street and between Colorado Avenue and Santa Fe Avenue. There were several things that Zeke asked of the Board and a few concerns of the City Attorney's. These issues will be dealt with and a motion in the future will have to be made for the street closures.

**NEW BUSINESS**

- A. Application for a Special Event Permit by the La Junta Chamber of Commerce, Timmery Foster, Event Manager.** The event is their annual **Early Settlers Day to be held September 10, 2022 from 3:00 p.m. to 10:30 p.m. at the Santa Fe Plaza.** 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 THE LA JUNTA CHAMBER OF COMMERCE FOR THEIR ANNUAL EARLY SETTLERS DAY TO BE HELD SEPTEMBER 10, 2022 FROM 3:00 P.M. TO 10:30 P.M. AT THE SANTA FE PLAZA: Velasquez

SECOND: Pantoya

DISCUSSION: There was no discussion

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

- B. A Resolution Authorizing the Sale of Real Property.** Resolution No. R-15-2022 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 1 and 2 in Block 16 in HIGHLAND ADDITION to the City of La Junta, as shown by the recorded plat thereof.

**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 MIGUEL CRUZ.

**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 MIGUEL CRUZ in exchange for the gross sum of \$7,000.00.
3. The resolution is enacted by the City Council of the City of La Junta.

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MOTION TO ADOPT RESOLUTION NO. R-15-2022: Pantoya

SECOND: Velasquez

DISCUSSION: This is a vacant lot located at 702 Smithland Avenue. It was put out for bid.

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

**A. Committee/Board Reports**

1. AVRMC Board (Council Member McIntyre):

- Discussed the executive summary for the fiscal year ending March 23 through month June 22.

Mayor Ayala thanked Elaine for introducing him to Andy Flemer.

**B. City Manager's Comments.** Assistant City Manager Jackson shared the following comments in Mr. Klein's absence.

- We should have our new fire truck by the end of August.
- Regarding the 50/50 Tree Removal Program, if you have a bad tree on the ROW, please come fill out an application.
- We are still under Stage 1 water restrictions.
- Prices continue to keep going up.
- Weeds!!!
- Asphalt patching is in the works.
- We have ordered about 400 signs for 3<sup>rd</sup> Street, 5<sup>th</sup> Street and 10<sup>th</sup> Street.
- The Library had a patron donate 735 books which match's what the library first opened with by a donation by TT Woodruff.
- The transformer behind 20<sup>th</sup> and Colorado Avenue on the east side caused a power outage on Tuesday the 26<sup>th</sup>.
- Police in the Park is on August 5<sup>th</sup> from 6:00 p.m. – 8:00 p.m.
- Pool exercise classes end August 11<sup>th</sup>. There are usually around 25 people daily attending.
- Rain has slowed the start of basing the Brick & Tile Park.
- We are still under fire Stage 1 fire restrictions.
- Asphalt work is being done at the raceway.
- 801 W. 3<sup>rd</sup> Street was sold to Southeast Health Group.
- Had to replace a motor at the golf course pumphouse.
- We Purchased Armor Sheet Metal.
- The pool closes August 14<sup>th</sup> and Dog Days of Summer will be on the 20<sup>th</sup> from 11:00 a.m. – 1:00 p.m.

**C. Governing Body Comments**

1. Council Member Velasquez:

- Thank you to whoever removed the rubbish/weeds out by the bowling alley.  
Assistant City Manager Jackson: That was the Street Department.
- There's a hazardous tree between Colorado and Santa Fe by the old Park School.

2. City Attorney Malouff:

- Across West School to the east there's a property that has been used for rubbish. Half of it has been remarkably cleaned up by one of our Code Enforcement officers.

3. Council Member Pantoya:

- Attended a Grand Luncheon, hosted by the Chamber of Commerce, the guest speaker spoke about saving your town. She also talked about businesses connecting with each other.

4. Mayor Ayala:

- "Cat" update: There has been ten, in our downtown area, trapped. Of those ten, one was a prolapsed male and had to be put down. Three kittens were removed. Six were returned fixed and vaccinated. Out of those six, two were pregnant females, where

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twelve more of their kittens are not on the ground because of these efforts. There were five kittens removed from the original notification. There have been twenty-one removed from spaying and neutering, kitten removal and euthanasia.

- CU Boulder came down and met with some council members at the golf course, some school board members and Andy Flimmer. Discussed ways to work with us to let these kids know how to look into CU. It was a great visit and plan on doing more outreach.
- Lamar has reached out and would like to know when they can come out for us to host them.
- We need to get on those weeds.

MOTION TO MOVE INTO EXECUTIVE SESSION TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF REAL, PERSONAL OR OTHER PROPERTY INTEREST UNDER C.R.S §24-6-402(4)(a): McIntyre

SECOND: Ochoa

DISCUSSION: There was no discussion

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

**Council went into Executive Session from 7:27 until 7:57 p.m.**

There being no further business, the meeting adjourned at 7:57 p.m.

**ATTEST:**

**CITY OF LA JUNTA**

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Melanie R. Scofield, City Clerk

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Joe Ayala, Mayor