

*Subject to approval at
the September 19, 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 Tuesday, September 6, 2022, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: Council Member Vela gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Pro-Tem 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
Chandra Ochoa, Ward 2
Edward Vela, Ward 3
Lisa Pantoya, Ward 3

Absent: Joe Ayala, Mayor

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
Caitlin Coffield, Inspiration Field
Stephen Nielsen, La Junta
Patty Schaff, La Junta
Rick Gumke, La Junta
Doris Gumke, La Junta
Sarah Gumke, La Junta
Julie Worley, La Junta
Nancy Bennett, La Junta
Ezekiel Ayala, La Junta
Gary Cranson, Utility Board Vice-Chair
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 August 15, 2022. After hearing none, the Mayor Pro-Tem asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE AUGUST 15, 2022 MINUTES AS PUBLISHED: Vela

SECOND: McIntyre

DISCUSSION: There was no discussion

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

THE ART PROJECT. Zeke Ayala requested a road closure on 3rd Street between Colorado and Santa Fe and the alley between 3rd and 4th Street. He submitted information to both the Chief of Police and Fire Chief and they are okay with it. The ART Project will be held October 1st and 2nd. For more information, www.ljartproject.org.

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

1. Stephen Nielsen: Clean Valley Recycling will have a beer garden in conjunction with Zeke's ART Project on October 1st from 2:00 p.m. to 8:00 p.m. He requested permission from the City to do so.
2. Patty Schaff/Doris Gumke: Gave an update on the feral cats. Continue to work on it and spend lots of money. They requested \$10,000.00 for a five day spay/neuter clinic done by Bergen Spay & Neuter. They would need half in September and the other half at the end of the clinic which would be held the 2nd week of November, Monday through Friday. There was continued discussion with the council. For additional information, you can contact Doris Gumke at 719-468-1346 or Patty Schaff at 719-469-5488 or patty56schaff@gmail.com.

NEW BUSINESS**A. Liquor Licenses.**

1. **Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the La Junta High School Class of 1982 Banquet to be held September 10, 2022 from 10:00 a.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 LA JUNTA HIGH SCHOOL CLASS OF 1982 BANQUET TO BE HELD SEPTEMBER 10, 2022 FROM 10:00 A.M. TO 11:59 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ayala absent, McIntyre abstain)

2. **Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the La Junta Hall of Fame Banquet to be held September 17, 2022 from 5:30 p.m. to 11:00 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.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THE LA JUNTA HALL OF FAME BANQUET TO BE HELD SEPTEMBER 17, 2022 FROM 5:30 P.M. TO 11:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ayala absent, McIntyre abstain)

3. **Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the Sweet Inspirations Catering Steak Night to be held September 23, 2022 from 4:00 p.m. to 9:00 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.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR THE SWEET INSPIRATIONS CATERING STEAK NIGHT TO BE HELD SEPTEMBER 23, 2022 FROM 4:00 P.M. TO 9:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ayala absent, McIntyre abstain)

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4. **Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is the Monster Bash Costume Party to be held October 29, 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 MONSTER BASH COSTUME PARTY TO BE HELD OCTOBER 29, 2022 FROM 5:00 P.M. TO 11:59 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ayala absent, McIntyre abstain)

5. **Application for a Special Event Permit by Inspiration Field, Caitlin Coffield, Event Manager. The event is a Sip & Shop Event to be held November 5, 2022 from 10:00 a.m. to 6:00 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.

MOTION TO GRANT A SPECIAL EVENT PERMIT TO INSPIRATION FIELD FOR A SIP & SHOP EVENT TO BE HELD NOVEMBER 5, 2022 FROM 10:00 A.M. TO 6:00 P.M. AT 612 ADAMS AVENUE: Pantoya

SECOND: Ochoa

DISCUSSION: There was no discussion

VOTE: The motion carried 5-0 (Ayala absent, McIntyre abstain)

6. **Application to Report Change of Manager, Yak and Yeti Hotel Inc., d/b/a Yak and Yeti, 1325 E. 3rd Street.** This application is to show a change of manager. The City Attorney recommends approval.

MOTION TO APPROVE THE CHANGE OF MANAGER FOR YAK AND YETI HOTEL INC., D/B/A YAK AND YETI, 1325 E. 3RD STREET: McIntyre

SECOND: Vela

DISCUSSION: There was no discussion

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

- B. **A Resolution Authorizing the Sale of Real Property.** Resolution No. R-18-2022 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:

TRACT NO. 1:

Lot 12, Block 27 in the Town now the City of La Junta, as shown by the recorded plat thereof in Otero County, Colorado;

TRACT NO. 2:

Lots 13 and 14, Block 27 in the town now 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 described to sell the same to RUBY'S AUTO BODY, INC.

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 RUBY'S AUTO BODY, INC. in exchange for the gross sum of \$22,000.00.
3. The resolution is enacted by the City Council of the City of La Junta.

MOTION TO ADOPT RESOLUTION NO. R-18-2022: McIntyre

SECOND: Ramirez

DISCUSSION: This property will be made into a parking lot for their vehicles.

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

- C. **Possible Vacancy Determination: Board of Utility Commissioners.** Council Member Vela submitted a letter relinquishing his council assignment on the Utility Board dated September 2, 2022.

MOTION TO ACCEPT THE LETTER RELINQUISHING THE COUNCIL ASSIGNMENT ON THE UTILITY BOARD FROM COUNCIL MEMBER VELA DATED SEPTEMBER 2, 2022: Pantoya

SECOND: Ramirez

DISCUSSION: There was no discussion

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

MOTION TO TABLE FILLING THE VACANCY CREATED ON THE BOARD OF UTILITY COMMISSIONERS UNTIL THE SEPTEMBER 19, 2022 COUNCIL MEETING: Ochoa

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: Those voting YES: Ramirez, Velasquez, McIntyre, Ochoa

Those voting NO: Vela, Pantoya

The motion carried 4-2 (Ayala absent)

- D. **Present the 2023 Budget.** Finance Director Aliza Libby delivered the 2023 budget. A budget work session is scheduled for Tuesday, September 20th at 5:30 p.m. in the Council Chambers.

E. Committee/Board Reports

1. Planning Commission (Council Member Ochoa):
 - Still in the process of revising the zoning ordinance.
2. AVRMC Board (Council Member McIntyre):
 - The information was emailed to everyone.
3. Utility Board (City Manager Klein):
 - The Board met regarding the Ark Valley Conduit. It comes down to price and we need to figure out ways to get the costs lower.

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A. City Manager's Comments

- We have our new fire truck.
- The 50/50 Tree Removal Program is going well.
- Stage 1 water restrictions.
- Football is now going. We have had a hard time finding helmets.
- Mowing weeds and grass.
- Placed new street signs on West 10th Street from Colorado west.
- Fire Stage 1 fire restrictions.
- Asphalt work is almost done on the streets that will be chip sealed. The county is coming in this week or next.
- The Rural Fire training building is going well.
- The Fire Department will host Fire on the Plain in September.
- 12th and Topeka is repaved.
- Concrete work on the park will start this week.

B. Governing Body Comments

1. Council Member Ramirez:

- Asked about the progress of the old Gibson's Building.

City Attorney Malouff: There is possibly a private sale pending.

2. Council Member Vela:

- Asked how much would it cost, to do what the State did on the highway, on 3rd Street.

City Manager Klein: Don't know. It looks good now. We'll see how long it lasts.

3. Council Member McIntyre:

- Roberta Mendoza had asked if any of the council members would be willing to serve the Senior Lunch this year at noon at the park. Yak and Yeti will be serving the lunch.

4. Council Member Pantoya:

- Early Settlers Day is this Saturday September 10th. The parade starts 10:00 a.m. There will be a lot of events.

5. Mayor Pro-Tem Velasquez:

- Welcome back to the students attending Otero College.

6. Council Member Vela:

- Wished the Emergency Response Team God speed and goodwill.

7. Council Member McIntyre:

- Had some constituents ask about homeless people under the bridge on the east side of town. Asked Mr. Klein to please reach out to BNSF.

There being no further business, the meeting adjourned at 7:06 p.m.

ATTEST:**CITY OF LA JUNTA**

Melanie R. Scofield, City Clerk

Paul Velasquez, Mayor Pro-Tem