

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

***Subject to approval at
the October 21, 2024
City Council Meeting***

CALL TO ORDER: The regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Ayala on Monday, October 7, 2024, at 6:00 p.m. in the Council Chambers of the Municipal Building.

INVOCATION: Mayor Ayala gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Ayala led everyone in the Pledge of Allegiance.

ROLL CALL: The following Council Members were present:

Damon Ramirez, Ward 1
Paul Velasquez, Ward 1
Jeremiah Stoker, Ward 2
Joe Ayala, Mayor
Chandra Ochoa, Ward 2
Lisa Pantoya, Ward 3
Maureen Rikhof, Ward 3

Absent: none

Also present: Brad Davidson, Interim City Manager
Erin Harris, City Attorney
Melanie Scofield, City Clerk
Angela Ayala, La Junta
Dalina Leon, La Junta
Susan Frankmore, La Junta
John Jimenez, La Junta
Nancy Bennett, La Junta
Adrian Hart, SECO News
Bette McFarren, RF Gazette

MINUTES OF PREVIOUS MEETINGS: Mayor Ayala asked if there were any corrections or additions to the minutes of the Regular City Council Meeting of September 16, 2024. Hearing none, the mayor asked for a motion to approve the minutes as published.

MOTION TO ACCEPT THE SEPTEMBER 16, 2024 MINUTES AS PUBLISHED: Ramirez

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

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

1. Angela Ayala, 1514 San Juan Avenue: The Tarantula Fest was last weekend and was a very successful event. Thanked the City of La Junta crews and all involved.

UNFINISHED BUSINESS

- A. **City Manager Search.** Applications are closed. Received a total of ten – five from Kansas, two from Colorado, two from Oklahoma and one from Pennsylvania. No one local. Meetings are being planned for either late this week or next week with the Search Committee.

CITY COUNCIL MEETING – October 7, 2024

NEW BUSINESS

A. Liquor Licenses

1. **Set for Hearing/Application for a Hotel & Restaurant Liquor License by Steakhouse La Junta LLC, d/b/a Steakhouse La Junta, 27866 Frontage Road.** The City Attorney set this matter for a Public Hearing on Monday, November 18, 2024 at 6:00 p.m.
2. **Application for Change of Location of a Retail Liquor Store by J & S Liquor LLC, d/b/a J & S Liquor Store, from 302 E. 1st Street to 420 E. 1st Street.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the premises have been posted. The City Attorney recommends approval.

MOTION TO GRANT A CHANGE OF LOCATION OF A RETAIL LIQUOR STORE BY J & S LIQUOR LLC, D/B/A J & S LIQUOR STORE, FROM 302 E. 1ST STREET TO 420 E. 1ST STREET: Rikhof

SECOND: Ramirez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

3. **Application for Modification of Premise by Walmart Inc., d/b/a Walmart #1384, 6 Conley Road.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the City Attorney recommends approval.

MOTION TO GRANT A MODIFICATION OF PREMISE BY WALMART INC., D/B/A WALMART #1384, 6 CONLEY ROAD: Rikhof

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

4. **Application for Renewal of a Tavern Liquor License by Ross V. Leyba, d/b/a B.J.s Sports Bar, 10 E. 2nd Street.** The application is in order and has been reviewed by City supervisors for compliance with City and State codes. The appropriate fees have been tendered and the City Attorney recommends approval.

MOTION TO GRANT A RENEWAL OF A TAVERN LIQUOR LICENSE BY ROSS V. LEYBA, D/B/A B.J.S SPORTS BAR, 10 E. 2ND STREET: Stoker

SECOND: Rikhof

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

- B. A Resolution Approving the Sale of Real and Personal Property to Lewis Bolt.** This is a small piece of land that is about 7,000 square feet surrounded by property owned by Lewis Bolt and they offered to purchase it from us. This is their facility by the old new addition. Resolution No. R-13-2024 was presented for the council's consideration.

MOTION TO ADOPT RESOLUTION NO. R-13-2024: Rikhof

SECOND: Velasquez

DISCUSSION: In addition to the 7,000 square feet, the City owned a building there. That's why the resolution refers to both real and personal property.

VOTE: The motion carried 7-0

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- C. First Reading/AN ORDINANCE OF THE CITY OF LA JUNTA ESTABLISHING A BOARD OF APPEALS.** Last year when the zoning code, Chapter 17 of our Municipal Code, was adopted, we discontinued using the Board of Adjustment but we still need a quasi-judicial body to hear discrepancies from people who wish to appeal decisions regarding zoning issues. The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON FIRST READING: Rikhof

SECOND: Stoker

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

D. Committee/Board Reports

1. Senior Citizens Advisory Board (Council Member Velasquez):
 - Currently have 509 members.
 - There are no dances at the Senior Center.
 - Still trying to find a bus driver.
 - Dawn is starting to work on the AARP Age Friendly Community Plan.
 - There will be a salsa contest on October 18th. There will be three heat categories for cooked and uncooked.
 - The advisory board meeting is open to the public and is held on the first Thursday of the month at 10:00 a.m.

E. Interim City Manager's Comments

- Tomorrow night, Mr. Jackson will be out at the airport with the FAA conducting flight testing on the new NAVAID project to get it commissioned.
- Working on new breakers at the Light Plant and getting pricing on replacement breakers.
- Had a couple of power outages over the weekend. One at the Industrial Park and the other on the east side of town. Both resulted from birds.
- The Cemetery did some aerating, overseeding, and using lots of water to try to get the grass set for the winter.
- Fire Prevention Week is this week. The motto this year is "Smoke Alarms, Make Them Work For You."
- The new sweeper machine came in last week. It has a power washer, vacuum and scrubbing brushes. It was used for the normal maintenance of the trail. What would take three guys almost five hours, only took one guy around forty-five minutes.
- The new painting machine was used at the soccer practice field by the Kiva. It only took twenty-two minutes instead of the normal two or three hours. There was also time to do the football field at Veterans. That took a little over an hour and normally takes three guys three hours to complete.
- Ken Tanner has decided to retire on October 15, 2024. He has 40+ years with the Water Department.
- City Wide Clean-up is still going this month. The transfer station on 5th & Gardner is open every day except Sundays.
- Sent out different options of the budget to council. The council decided to stay with the original balanced budget.

F. Governing Body's Comments

1. Council Member Stoker:
 - Works in Aurora regularly. People may not be able to point out La Junta on a map but they know us because of the tarantulas. This has been good for us to get more tourism which fills our hotels, restaurants and brings more economy. Thanked the committed and other volunteers.

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2. Interim City Manager Davidson:
 - Son works for Einstein Brothers Bagels on the executive management team out of Denver. His boss, the CEO, and his family came down to look at the spiders. That was the hot topic of their office.
3. Council Member Rikhof:
 - Thanked the Tarantula Fest committee and shared a comment from Dr. Shellington. She said that Sunday morning she was walking around downtown and felt like she had a tarantula fest hangover because of the excitement and intensity and how fabulous it was. She pointed out that she ran into Angela and Robert Oquist picking up trash on Sunday. It's a very hands-on committee and it's noticed by everybody. Thank you. It was a great weekend.
 - The next Ward 3 Listening Tour will be this Monday at 6:00 p.m. at the Brick & Tile Park. Due to the weather, the time and place will change for the next meetings.
 - The task force to address homelessness has been moving along. They're having some nice wins. Resource data bases are being built. Thank you to Adrian for being a part of how that's going to be presented. Cards were provided to the police. They were given fifty and they asked for 500 more. A resource for property owners and employers is being developed. The next task force meeting is October 15th from 3:00-5:00 at the Courthouse, room 107. Everyone is welcome to attend. Thanks to Paul and Damon for signing up to be a part of that. There is also a virtual participation option as well.
4. Council Member Velasquez:
 - Council received an email from a citizen wanting an update on Blue Stem Village. (Mr. Davidson will arrange for someone to present at a council meeting.)
5. Mayor Ayala:
 - The Colorado Municipal League had their regional event here in La Junta a few weeks ago. We had great food and great conversation with different government officials from the rural areas.

There being no further business, the meeting adjourned at 6:52 p.m.

ATTEST:

CITY OF LA JUNTA

Melanie R. Scofield, City Clerk

Joseph Ayala, Mayor