



AGENDA  
REGULAR MEETING LA JUNTA CITY COUNCIL  
LA JUNTA, CO  
MAY 4, 2026  
6:00 PM  
COUNCIL CHAMBERS  
601 COLORADO AVENUE

COUNCIL GOALS

- Envision a safe, flourishing downtown that provides a strong commercial tax base.
- Strive to be active stewards of existing aging infrastructure.
- Recognize importance of experience, well trained, and community minded staff.
- Ensure its electorate is well informed of on-going successes and future plans.
- Envision a safe, secure community for its families and youth.
- Promote redevelopment of existing businesses and neighborhoods and increase quality of life for all its residents.

CALL TO ORDER (Mayor Ayala)

INVOCATION (Mayor Ayala)

PLEDGE OF ALLEGIANCE (Mayor Ayala)

ROLL CALL (City Clerk)

Council Members  
Ramirez (Ward 1)  
Velasquez (Ward 1)  
Copley (Ward 2)  
Ayala (Mayor)  
Ochoa (Ward 2)  
Pantoya (Ward 3)  
Rikhof (Ward 3)

PROCLAMATION

- A. Recognizing Nurses Week and Hospital Week
- B. National Historic Preservation Month

CITIZEN PARTICIPATION (5-minute time limit per person)

PRESENTATION

- A. Housing Needs Assessment (Matrix Design Group)

CONSENT AGENDA

- A. Regular Meeting Minutes April 20, 2026

NEW BUSINESS

- A. Amendment No. 1 to Employment Agreement - City Manager, City of La Junta (Mayor) (Action)
- B. A Resolution of the City Council of the City of La Junta, Colorado, Authorizing the Sale of Certain City-Owned Property for the Purpose of Affordable Housing Development (City Attorney) (Action)
- C. First Reading/AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO, AMENDING TITLE 17 OF THE LA JUNTA MUNICIPAL CODE TO ADD A DEFINITION OF "SHIPPING CONTAINER (CONEX BOX)," TO AMEND TABLE 17-B (SCHEDULE OF USES), AND TO CREATE SECTION 17.40.215 ENTITLED "SHIPPING CONTAINERS" (City Attorney) (Action)
- D. First Reading/AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO, ADDING CHAPTER 5.12 TO TITLE 5 OF THE LA JUNTA MUNICIPAL CODE ESTABLISHING A BUSINESS REGISTRATION REQUIREMENT WITHIN THE CITY (City Attorney) (Action)
- E. Committee/Board Report
- F. City Manager Report
- G. Community Events/Council Report
- H. Governing Body Report

ADJOURN

# *Proclamation*

## Recognizing Nurses Week and Hospital Week May 2026

**WHEREAS**, nurses, healthcare professionals, and support staff are at the heart of quality healthcare, providing compassionate, skilled, and dedicated care to patients and families across our community; and

**WHEREAS**, the team at Arkansas Valley Regional Medical Center serves the Arkansas Valley each day with professionalism, kindness, and an unwavering commitment to the health and wellbeing of our friends, neighbors, and loved ones; and

**WHEREAS**, Nurses Week, observed May 6 through May 12, 2026, offers an opportunity to recognize the vital role nurses play in delivering comfort, advocacy, expertise, and healing when it matters most; and

**WHEREAS**, Hospital Week, observed May 10 through May 16, 2026, provides an opportunity to honor the many individuals throughout Arkansas Valley Regional Medical Center who work together to deliver high-quality care and support the health of our region; and

**WHEREAS**, the City of La Junta is proud to recognize the dedication, service, and compassion of the nursing staff and all hospital employees who help ensure high quality care remains available close to home to the citizens of La Junta and the Arkansas Valley;

**NOW, THEREFORE**, I, Joe Ayala, Mayor of the City of La Junta, do hereby proclaim May 6 through May 12, 2026, as Nurses Week and May 10 through May 16, 2026, as Hospital Week in La Junta, Colorado, and encourage all residents to join in honoring the team of Arkansas Valley Regional Medical Center for their service, compassion, and commitment to caring for our community.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of La Junta to be affixed this 4th day of May, 2026.

By: \_\_\_\_\_

**Joe Ayala**

Mayor, City of La Junta



# *PROCLAMATION*

## National Historic Preservation Month

**WHEREAS**, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

**WHEREAS**, historic preservation is an effective tool for managing growth, sustaining development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

**WHEREAS**, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**WHEREAS**, the City of La Junta, understanding the benefits of historic preservation, created Chapter 2.38 of the La Junta Municipal Code in 2004, "Historic Preservation Advisory Authority" and became a Certified Local Government in 2019. The CLG designation was part of a broader initiative outlined in the "Reimagine La Junta Plan" and the "2017 La Junta Strategic Plan."

**WHEREAS**, there are currently four structures on the Local Register of Historical Places which are:

- 322 Santa Fe Avenue La Junta (2026)
- 902 Belleview Avenue La Junta (2026)
- United Methodist Church of La Junta and Educational Building (2024)
- Airport Hangar #103 La Junta Industrial Park (2018)

**NOW, THEREFORE**, the City Council of the City of La Junta, Colorado does hereby proclaim May 2026 as National Historic Preservation Month.

**PROCLAIMED** this 4<sup>th</sup> day of May, 2026.

By: \_\_\_\_\_  
Joseph Ayala, City of La Junta Mayor

**CITY COUNCIL MEETING – April 20, 2026**

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



**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, April 20, 2026, 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  
Scott Copley, Ward 2  
Joe Ayala, Mayor  
Chandra Ochoa, Ward 2  
Lisa Pantoya, Ward 3  
Maureen Rikhof, Ward 3

  
Subject to approval at the  
May 4, 2026  
City Council Meeting  


Also present: Michael Hart, City Manager  
Erin Harris, City Attorney  
Melanie Scofield, City Clerk  
Tom Seaba, Water/Wastewater  
Jesse Singleton & Family, Water  
Jim Armendariz & Family, Water  
Ron Hogan, AVRMC  
Brad Roe, Valley-Wide  
Ben Mason, La Junta  
Betty Velasquez, La Junta  
Kara Copley, La Junta  
Julie Worley, La Junta  
Liz Randall, Resource Center  
Carlos Angel, La Junta  
Niels Rikhof, La Junta  
Nancy Bennett, La Junta  
Gary Reed, Rocky Ford  
Bette McFarren, RF Gazette

**PROCLAMATION:** Mayor Ayala proclaimed the week of April 19 – 25, 2026 as “National Crime Victims’ Rights Week.”

Liz Randall, Crises Manager: The Resource Center serves Bent, County and Otero Counties with financial assistance, criminal justice and civil legal advocacy, shelter relocation assistance and peer counseling. All victims of violent crimes are to be treated with respect and fairness by everybody within the criminal justice system. They have the right to be present at critical stages during their case.

**EMPLOYEE SERVICE AWARD**

**A. March 2026**

**1. Jesse Singleton – 5 years**

- 03/01/2021 – Wastewater Treatment Plant Operator

**CITY COUNCIL MEETING – April 20, 2026**

- Has obtained “B” certification in Wastewater Treatment and Level “2” certification in Wastewater Collections.

**B. April 2026****1. James Armendariz – 40 years**

- 04/03/1986 – Hired as seasonal labor at Wastewater
- 07/16/1986 – Full time meter reader Water Department
- 03/01/1989 – Maintenance Worker Water Department
- 02/08/2002 – Resigned
- 03/01/2002 – Rehired with seniority Maintenance Worker Public Works
- 11/01/2002 – Maintenance Worker Wastewater
- 04/30/2026 - Retirement

**CITIZEN PARTICIPATION (5-minute time limit per person):**

1. Carlos Angel, 1319 Carson Avenue: Owns the property located at 1015 E. 4<sup>th</sup> Street and feels that the City needs to do something about the smell of the sewage plant because it stinks. He pays \$70 a month now in utilities and is getting a vacant lot fee also. The fees are too high and he can't sell the property because it stinks. The city needs to do something.

**PRESENTATION**

- A. City of La Junta Project Water (Tom Seaba):** The City receives its water via the Fryingpan-Arkansas Project, which diverts Western Slope water through the Continental Divide to Turquoise Lake, eventually storing it in the Pueblo Reservoir. Of this supply, 51% is allocated for municipal and industrial use, with La Junta holding a 13% share of that portion. We utilize this allotment primarily for well augmentation; per the Colorado-Kansas Compact, every drop pumped from our 14 North La Junta wells must be returned to the aquifer or the river.

Despite a strong snowfall last year that allowed us to reach our full 5,200 acre-feet storage capacity, the region is facing a historic drought. For the first time since the Southeastern Colorado Water Conservancy District was formed in the 1970s, project participants will receive a zero allotment this year.

As of May 15, our carry-over storage of 1,100 acre-feet will bring our total to approximately 4,300 acre-feet. After accounting for evaporative losses and our annual augmentation debt—managed by AGRA and offset by credits from irrigation, wastewater treatment, and RO plant brine discharge—we expect to have 3,000 to 3,300 acre-feet remaining in storage.

Because we cannot recharge our storage this year, conservation is critical. We entered Level 1 restrictions on April 15, encouraging "smart watering" (avoiding the 10:00 a.m. to 6:00 p.m. window, fixing leaks, and ensuring positive shut-off valves).

However, following the official district determination on May 15, I recommend moving to Level 2a restrictions around June 1. This level maintains all prior rules but limits outdoor watering to three days per week, as defined by municipal code. We will present a resolution for this transition to the Utility Board for their recommendation before advancing it to City Council.

- A. Veteran Outreach Event (Brad Roe):** The 2<sup>nd</sup> Annual Veterans Outreach Event will be July 11<sup>th</sup> at the Rocky Ford Fair Grounds. The Lower Arkansas Valley Veterans Advisory Group, which consists of leadership from American Legion District 1 in partnership with the Valley-Wide Outreach Team, came up with the idea for this event in late 2024. The intent of this event is to foster a relationship between our communities and the Veterans who live among them. The funds collected through sponsorships and donations are used to create a resource fund for the host American Legion Post. These funds are used to provide resources for Veterans both in the community and those that may be just passing through and need some assistance. This helps to relieve stress from community grant funds used to provide Veteran transportation to medical appointments, food assistance and other needs within the community. This year's event is being hosted by American Legion Post 8 located in Rocky Ford. Last

**CITY COUNCIL MEETING – April 20, 2026**

year's inaugural event was located at the Crowley County Fairgrounds and was hosted by American Legion Post 94 in Ordway and raised about \$5,000.

**Coffee & Donuts for Veterans:** The American Legion Post 9 and the Auxiliary puts on a Veteran's Coffee every Wednesday morning from 8:00 a.m. – 10:00 a.m. at the La Junta Senior Center. Everybody's welcome.

**B. Arkansas Valley Regional Medical Center (Ron Hogan):** CEO Update Provided to the La Junta City Council.

Operational and Financial Status overall:

- Growth in inpatient volume overall and outpatient services
- Emergency department services stable and maintaining around 1,000 visits/month
- Cash position improved 71%, now at 63 days
- Financial results trending positively
- No outstanding indebtedness; leases utilized in a few clinical areas, volume insignificant

New Services:

- Outpatient Pulmonary Rehabilitation
- Sr. Life Solutions
- Interventional Pain Management
- Re-opened North Entry to allow covered patients drop off/pick up
- 3D Mammography installed
- After-hours radiology services on a scheduled basis

Initiatives:

- Raise awareness regarding AVRMC services provided, reduction of citizens' drive time to care
- Grant funding application for asbestos abatement, Miller Hall options, radiology, elevator mechanical systems, Electronic Health Record replacement
- Physician recruitment
- Arkansas Valley Health Foundation

Administrative Matters:

- Ron Hogan hired as CEO – July 2025; Austin Palmer hired as CFO – March 2026
- Christina Tozzie – hired as Director of Business Development – March 2026

Other Matters:

- By-laws updates – personnel references, committee updates, and catastrophe responses
- Consolidation Agreement simplification – metric updates to pertinent targets

**C. Lewis Bolt & Nut (Brett McIntosh):** Lewis Bolt & Nut began as a partnership between the City of La Junta and our owner Mark Paper in moving the business from Minnesota to La Junta back in 1991. We started a small operation with twenty-five jobs at that time and today we're currently at 280 employees operating in about 200,000 square feet with different manufacturing plants. The Anchor Plant with new operation back in 2006 and have expanded a couple of times already. Our Shear Building is for off loading steal. We're about three weeks away from that being finished. As a primary job, we're shipping material all over North America. Last year we produced over thirty million fasteners and did roughly \$75 million in sales last year and we're continuing on a great growth path. We brought fifty million pounds of steal through La Junta. This is great for our community. We had \$19 million come back into the community in payroll. We have people up and down the Valley that work for us.

Again, it's a partnership, I think having businesses of all sizes come and address the council is important and a great opportunity for them to address the council as well as the community and let them know what their about, what their focus is. Being someone who grew up in the Valley, it's awesome to have a career in a company where I've celebrated twenty-nine years. We have a core group of employees who have served over twenty years. Their creativity has lessened the gap in technology with robots. We currently have ten robots working in our facility. It makes things work smoother and faster. Their also innovative. We have so many patent products that we have developed through the years. I want to thank the team for all their dedication and hard work.

**CITY COUNCIL MEETING – April 20, 2026****CONSENT AGENDA**

- A. Regular Meeting Minutes April 6, 2026**
- B. Application for a Special Events Permit by Southeast Colorado Creative Partnership, Nancy Ascherman, Event Manager. The event is their Annual Brew Fest to be held June 12, 2026 from 8:00 a.m. to 11:59 p.m. at the Santa Fe Plaza**
- C. Application for Renewal of a Hotel & Restaurant Liquor License by Fargerson LLC, d/b/a Boss Hogg's Saloon & Restaurant, 808 E. 3<sup>rd</sup> Street**

MOTION TO APPROVE THE APRIL 20, 2026 CONSENT AGENDA: Ramirez

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

**NEW BUSINESS**

- A. A Recommendation from the Historic Preservation Advisory Board (CLG) to approve the Local Landmark Application for 902 Belleview Avenue.**
- B. A Recommendation from the Historic Preservation Advisory Board (CLG) to approve the Local Landmark Application for 322 Santa Fe Avenue.**

MOTION TO APPROVE THE LOCAL LANDMARK APPLICATIONS FOR 902 BELLEVIEW AVENUE AND 322 SANTA FE AVENUE: Ochoa

SECOND: Velasquez

DISCUSSION: There was no discussion

VOTE: The motion carried 6-0 (Rikhof abstained)

**C. Committee/Board Reports**

1. Planning Commission (Council Member Rikhof):
  - Moved forward the business registration requirement, final language will be coming to council soon.
  - Also moved forward the shipping container initiative, final language will be coming to council on this also.
  - Michael Yerman came to discuss changes to our Title 17 zoning portion of our Charter.
2. Library Advisory Board (Council Member Rikhof):
  - The Board did an annual report last year and one of the items was that they had asked for assistance in reviewing the library ordinance to see if it's still relevant.
  - It's National Library Week.

**D. City Manager Report**

- The hybrid courts at the City Park are done.
- Offers have been extended for seasonal positions with the exception of the Street Department. New employee orientation will be on Friday.
- The pool will open on June 1<sup>st</sup>.

**E. Community Events/Council Report**

- April 21<sup>st</sup> (tomorrow night): Joint AVRMC and City Council meeting.
- April 23<sup>rd</sup> (Thursday): La Junta is celebrating 145 years. In honor of that, Dickies is doing a special menu for the occasion.
- April 23<sup>rd</sup> (Thursday): Harlem Wizards basketball at the college.
- April 24<sup>th</sup> (this Friday): Otero Museum is having their Annual Wine Tasting event.
- April 25<sup>th</sup> (Saturday): Inspiration Fields 60<sup>th</sup> Annual Block party all day.
- April 25<sup>th</sup> (Saturday): Historic Preservation Outreach event from 10:00 a.m. – noon.

**CITY COUNCIL MEETING – April 20, 2026**

---

- April 24<sup>th</sup>-26<sup>th</sup>: Otero students are putting on their spring play. It's a musical called Mr. Burns A Post Electric Play.

**F. Governing Body Reports**

1. Mayor Joe Ayala:
  - Honored Officer Beachum for doing a great job. Noticed him around 11:00 p.m. at City Park. He put his spotlight on the pond, walked the playground, skate park and hybrid court. We appreciate his dedication.

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

**ATTEST:**

**CITY OF LA JUNTA**

\_\_\_\_\_  
Melanie R. Scofield, City Clerk

\_\_\_\_\_  
Joseph Ayala, Mayor

**AMENDMENT NO. 1 TO EMPLOYMENT AGREEMENT  
CITY MANAGER – CITY OF LA JUNTA**

This Amendment No. 1 to the Employment Agreement (“Amendment”) is made and entered into effective as of February 18, 2025, by and between the City of La Junta, Colorado (the “City”), and Michael Hart (the “Manager”).

**RECITALS**

WHEREAS, the City and the Manager entered into that certain Employment Agreement dated January 9, 2025 (the “Agreement”); and

WHEREAS, the City Council desires to modify certain provisions of the Agreement relating to compensation and vehicle benefits; and

WHEREAS, Section XVII of the Agreement provides that the Agreement may be amended by written instrument executed by the Parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

**1. Amendment to Section IV (Salary).**

Section IV of the Agreement is hereby supplemented to provide that, effective May 4, 2026, the City Council may approve an increase to the Manager’s annual base salary in an amount not to exceed Seven Thousand Dollars (\$7,000.00), as determined by the City Council in its discretion at a duly noticed meeting. Any such approved increase shall be incorporated into the Manager’s base salary and shall thereafter be treated as part of the base salary for all purposes under the Agreement.

**2. Amendment to Section VIII (Vehicle).**

Section VIII of the Agreement is hereby amended by deleting the subsection titled “Vehicle” in its entirety and replacing it with the following:

**Vehicle Stipend.** In lieu of providing a City-owned vehicle, the City shall provide the Manager with a vehicle stipend in the amount of Ten Thousand Two Hundred Dollars (\$10,200.00) annually, payable in accordance with the City’s standard payroll practices. This stipend is intended to offset costs associated with the Manager’s use of a personal vehicle for City business, including but not limited to insurance, maintenance, and vehicle payments. The Manager shall be responsible for securing and maintaining any required insurance coverage.

All other provisions of Section VIII shall remain unchanged.

**3. Ratification of Agreement.**

Except as expressly modified by this Amendment, all terms and conditions of the

Agreement shall remain in full force and effect and are hereby ratified and affirmed by the Parties.

**4. Effective Date.**

This Amendment shall be effective as of May 4, 2026, upon approval by the City Council and execution by the Parties.

---

**CITY COUNCIL APPROVAL**

Approved by the City Council of the City of La Junta, Colorado, at a duly noticed meeting held on May 4, 2026.

**Motion:** A motion was made by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ to approve Amendment No. 1 to the Employment Agreement between the City of La Junta and City Manager Michael Hart.

**Vote:**

\_\_\_ Yes \_\_\_ No \_\_\_ Abstain

---

**IN WITNESS WHEREOF**, the Parties have executed this Amendment as of the date first written above.

**CITY OF LA JUNTA**

\_\_\_\_\_  
By: Joseph Ayala, Mayor

**ATTEST:**

\_\_\_\_\_  
By: Melanie R. Scofield, City Clerk

**AGREED AND ACCEPTED:**

\_\_\_\_\_  
Michael Hart, City Manager

**RESOLUTION NO. R-11-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO,  
AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY FOR THE PURPOSE  
OF AFFORDABLE HOUSING DEVELOPMENT**

---

**WHEREAS**, the City of La Junta, Colorado (the “City”), is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the laws of the State of Colorado; and

**WHEREAS**, the City Council has directed City staff to sell certain City-owned property to Southeast Colorado Enterprise Development, Inc. for the purpose of facilitating affordable housing development; and

**WHEREAS**, the City is a dues-paying member of Southeast Colorado Enterprise Development, Inc. and is working in collaboration with that organization to promote the development of affordable housing, including on properties that have been remediated or otherwise addressed by the City; and

**WHEREAS**, the City Council finds that facilitating the redevelopment of these properties for affordable housing serves a valid public purpose and is in the best interests of the City and the health, safety, and welfare of the residents of La Junta; and

**WHEREAS**, the City Council further finds that the consideration for the sale of the property includes not only the purchase price but also the commitment of Southeast Colorado Enterprise Development, Inc. to develop affordable housing on the property and address conditions that may contribute to blight or underutilization.

---

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO, THAT:**

---

**Section 1. Authorization to Sell City-Owned Property.**

The City Council, pursuant to the laws of the State of Colorado, hereby authorizes the sale and transfer by the City, for the sum of \$200.00, plus customary closing costs and fees, of the following real properties:

- 1.) **Real Property at 618 Colorado Avenue**, La Junta, Colorado; and
- 2.) **Real Property at 1220 Rice Avenue**, La Junta, Colorado;

(collectively, the “Properties”),

to Southeast Colorado Enterprise Development, Inc., in consideration of the development of affordable housing on the Properties.

The Mayor and City Clerk are hereby authorized and directed to execute any and all documents necessary to consummate the sale, subject to review and approval by the City Attorney.

---

**Section 2. Closing Costs.**

The City Council hereby assigns all customary closing costs and fees associated with the sale and transfer of the above-described real property to Southeast Colorado Enterprise Development, Inc., as additional consideration for the sale of the Properties.

---

**ADOPTED this 4<sup>th</sup> day of May, 2026.**

---

**CITY OF LA JUNTA, COLORADO**

By: \_\_\_\_\_  
Joseph Ayala, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Melanie R. Scofield, City Clerk

**ORDINANCE NO. 1699**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA,  
COLORADO, AMENDING TITLE 17 OF THE LA JUNTA MUNICIPAL CODE TO ADD  
A DEFINITION OF “SHIPPING CONTAINER (CONEX BOX),” TO AMEND TABLE 17-  
B (SCHEDULE OF USES), AND TO CREATE SECTION 17.40.215 ENTITLED  
“SHIPPING CONTAINERS”**

---

**WHEREAS**, pursuant to Section 17.20.030 of the La Junta Municipal Code, the text of Title 17 (Land Use Code) may be amended; and

**WHEREAS**, the City Council finds that clarification of how shipping containers are classified and regulated under the Land Use Code is necessary to ensure consistency, compatibility, and orderly development; and

**WHEREAS**, the City Council has conducted a public hearing in accordance with Section 17.20.030;

---

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
LA JUNTA, COLORADO:**

---

**SECTION 1. Findings.**

The City Council hereby finds and determines:

**A. Consistency With Purposes of Title 17 (Section 17.20.040(A)).**

This amendment is consistent with the purposes of Title 17, including promoting the health, safety, quality of life, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City.

The Residential Zone Districts described in Section 17.40.070 are intended to preserve residential character, prevent uses that devalue property, and protect the health, safety, and general welfare of residents. Regulating shipping containers in residential districts advances these purposes by preventing industrial-style cargo structures from adversely affecting neighborhood character.

The Commercial and Industrial Zone Districts described in Section 17.40.080 are intended to accommodate retail, service, and industrial activity in appropriate locations. Allowing shipping containers in Industrial districts and conditionally in Commercial districts is consistent with those district purposes.

**B. No Conflict With Other Provisions (Section 17.20.040(B)).**

This amendment clarifies the classification of shipping containers as accessory structures when used for storage and provides zoning-based regulation. The amendment does not conflict with other provisions of Title 17.

**C. Consistency With Comprehensive Plan (Section 17.20.040(C)).**

The amendment reinforces land use compatibility and the separation of residential and industrial-type uses consistent with the Comprehensive Plan.

**D. Public Health, Safety and Welfare (Section 17.20.040(D)).**

The amendment preserves public health, safety, and welfare by ensuring shipping containers are located only in zoning districts appropriate to their scale and appearance and by contributing to orderly development within the City.

**SECTION 2. Amendment to Section 17.10.080 – Definitions.**

Section 17.10.080 of the La Junta Municipal Code is hereby amended to add the following definition in alphabetical order:

**Shipping Container (Conex Box).**

A prefabricated metal cargo container originally designed and manufactured for the transport of goods via ship, rail, or truck, typically constructed of steel and meeting International Organization for Standardization (ISO) standards. For purposes of this Title, a shipping container used for storage shall be considered an accessory structure unless otherwise modified for habitation or another principal use.

**SECTION 3. Amendment to Table 17-B – Schedule of Uses.**

Table 17-B, Schedule of Uses, is hereby amended to add the following use classification:

Use	R-1a	R-1	R-2	R-3	M-P	C-S	C-1	C-2	I-1	I-2
Shipping Container	N	N	N	N	N	C	C	C	P	P

Where:

P = Permitted Use

C = Conditional Use

N = Not Permitted

## **SECTION 4. Creation of Section 17.40.215 – Shipping Containers.**

Title 17 of the La Junta Municipal Code is hereby amended to create a new section to be codified as Section 17.40.210, which shall read in its entirety as follows:

---

### **17.40.210 – Shipping Containers**

#### **A. Purpose.**

This Section establishes standards for the placement and use of shipping containers in order to ensure compatibility with surrounding land uses, preserve neighborhood character, and protect the public health, safety, and welfare.

#### **B. Residential Districts.**

Shipping containers are prohibited in the R-1a, R-1, R-2, R-3, and M-P zone districts.

#### **C. Commercial Districts.**

Shipping containers may be allowed in the C-S, C-1, and C-2 districts only upon approval of a Conditional Use Permit pursuant to Chapter 17.20 and subject to the following standards:

1. The container shall be used solely for storage incidental to a permitted principal use.
2. The container shall not be used for habitation.
3. The container shall comply with all applicable setback, height, screening, and landscaping requirements of the underlying zone district.
4. Stacking shall not be permitted unless specifically approved through conditional use review.

#### **D. Industrial Districts.**

Shipping containers are permitted in the I-1 and I-2 districts, as well as within the area known as the La Junta Industrial Park owned by the City of La Junta, subject to compliance with all applicable setback, height, and building code requirements. Containers shall not be used for habitation unless approved as a lawful principal structure in compliance with applicable codes.

#### **E. Building Code Compliance.**

Any modification of a shipping container for occupancy or structural alteration shall require appropriate building permits and compliance with adopted building and fire codes.

---

## **SECTION 5. Severability.**

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

---

**SECTION 6. Effective Date.**

This Ordinance shall take effect thirty (30) days after final passage and publication as required by law.

---

PASSED ON FIRST READING this 4<sup>th</sup> day of May, 2026.

PASSED ON SECOND READING AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.

---

**CITY OF LA JUNTA**

By: \_\_\_\_\_  
Joseph Ayala, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Melanie R. Scofield, City Clerk

**ORDINANCE NO. 1700**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA,  
COLORADO, ADDING CHAPTER 5.12 TO TITLE 5 OF THE LA JUNTA MUNICIPAL  
CODE ESTABLISHING A BUSINESS REGISTRATION REQUIREMENT WITHIN THE  
CITY**

---

**WHEREAS**, the City Council finds that maintaining accurate information regarding businesses operating within the City promotes public safety, emergency response coordination, communication, and compliance with municipal regulations; and

**WHEREAS**, the Council further finds that a uniform business registration system will assist City staff in administration and planning; and

**WHEREAS**, the Council intends this Chapter to create a registration requirement and not a regulatory or revenue-based business licensing scheme;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
LA JUNTA, COLORADO:**

---

**SECTION 1.**

Title 5 of the La Junta Municipal Code is hereby amended by adding a new Chapter 5.12 to read as follows:

---

**CHAPTER 5.12 – BUSINESS REGISTRATION**

---

**5.12.010 – Registration Required.**

A. No person or entity shall engage in or operate a business within the City of La Junta without first obtaining a valid Business Registration pursuant to this Chapter.

B. This Chapter establishes a registration requirement only and does not create a regulatory business license.

---

**5.12.020 – Definitions.**

For purposes of this Chapter:

**Business** means any lawful commercial, retail, service, professional, industrial, wholesale, or home-based activity conducted for profit within the City limits.

**Person** means any individual, partnership, corporation, limited liability company, association, or other legal entity.

---

**5.12.030 – Separate Registration Required.**

A. A separate registration shall be required for each separate physical location at which a business operates within the City.

B. If multiple businesses operate at the same address under separate ownership or separate trade names, each business shall obtain a separate registration.

---

**5.12.040 – Application.**

A. Applications for Business Registration shall be submitted to the City Clerk on forms provided by the City.

B. The application shall include:

1. Name of the business;
2. Physical address of the business;
3. Mailing address, if different;
4. Name and contact information of the owner or responsible party;
5. Nature or type of business conducted;
6. Emergency contact information; and
7. Any other information reasonably necessary for municipal administration.

C. The application shall be signed by the owner or authorized representative.

---

**5.12.050 – Registration Fee.**

A. The annual Business Registration fee shall be twenty-five dollars (\$25.00).

B. The City Council may amend the fee and all penalties by resolution.

C. Tax-exempt nonprofit organizations may be exempted from payment of the fee upon proof of tax-exempt status, but shall still be required to register.

---

**5.12.060 – Term; Renewal.**

- A. Registrations shall expire on December 31 of each calendar year.
- B. Renewal applications shall be submitted prior to expiration.
- C. Registrations issued on or after November 1 shall remain valid through the following calendar year.

---

**5.12.070 – Grace Period for Existing Businesses.**

- A. Businesses operating within the City as of the effective date of this ordinance shall have twelve (12) months to obtain a Business Registration.
- B. No penalties shall be assessed during this grace period.

---

**5.12.080 – Non-transferability.**

A Business Registration is not transferable to another person or business entity.

---

**5.12.090 – Registration Not Regulatory Approval.**

Issuance of a Business Registration does not:

- 1. Authorize any business activity prohibited by federal, state, or local law;
- 2. Satisfy zoning, building, fire, or other regulatory requirements; or
- 3. Replace any required sales tax license or other permit.

---

**5.12.100 – Enforcement; Civil Penalty.**

- A. A violation of this Chapter shall constitute a civil municipal infraction and shall not be punishable by imprisonment.
- B. If a business operates without required registration after the applicable grace period, the City Clerk shall issue written notice of noncompliance and provide not less than thirty (30) days to cure.
- C. If the violation is not cured within the time provided, the City may impose:
  - 1. A late fee of fifty dollars (\$50.00); and

2. A civil penalty not to exceed one hundred dollars (\$100.00).

D. Each additional thirty (30) day period of continued noncompliance after notice may constitute a separate civil violation.

E. Enforcement may be pursued in Municipal Court; however, no sentence of imprisonment shall be imposed for any violation of this Chapter.

---

**SECTION 2.**

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

---

**SECTION 3.**

This Ordinance shall take effect thirty (30) days after final passage and publication as required by law.

---

PASSED ON FIRST READING this 4<sup>th</sup> day of May, 2026.

PASSED ON SECOND READING AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.

---

**CITY OF LA JUNTA**

By: \_\_\_\_\_  
Joseph Ayala, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Melanie R. Scofield, City Clerk