



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 Lynn Horner on Monday, July 17, 2017, at 7:30 p.m. in the Council Chambers of the Municipal Building.

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

INVOCATION: Council Member Vela gave the invocation.

ROLL CALL: The following Council Members were present:

- Betty Velasquez, Ward 1
- Jim Goodwin, Ward 1
- Frank McKenzie, Ward 2
- Lynn Horner, Mayor
- Jeffri Pruyn, Ward 2
- Edward Vela, Ward 3
- Scott Eckhart, Ward 3

Absent: none

- Also present:
- Rick Klein, City Manager
  - Bill Jackson, Asst. City Manager
  - Phil Malouff Jr, City Attorney
  - Melanie Scofield, City Clerk
  - Joe Kelley, Director of Water & Wastewater
  - Todd Quick, Chief of Police
  - Aliza Libby-Tucker, Director of Finance
  - Darren Adame, Director of Engineering
  - Susan Elliott, 1310 Lincoln Ave
  - Beverly Babb, 1120 W. 12<sup>th</sup> St
  - Cheryl Lindner, 16 E. 22<sup>nd</sup> St
  - Lorenz Sutherland, Utilities Chairman
  - Gary Cranson, ARPA Representative
  - Pam Denahy, Director of Tourism & Events
  - John Yergert, Tourism Board Chairman
  - T.C. Valdez, 105 E. 9<sup>th</sup> St
  - Dennis Smith, 1509 Kilgore St
  - Dee Leyba, La Junta
  - Angela Ayala, 1514 San Juan Ave
  - Joe Ayala, 1514 San Juan Ave
  - Brad Patterson, 26680 W. US Hwy 50
  - William Macdonald, 706 Raton Ave
  - Susie Sarlo, 601 Belleview Ave
  - Bette McFarren, La Junta Tribune Democrat

MINUTES OF PREVIOUS MEETING: Mayor Horner asked if there were any corrections to the minutes of the Regular City Council Meeting of July 3, 2017. Corrections are as follows: page 3 (E) (1) should be "Tiger Diamond Club", page 3 (G) add "the City Attorney commended Council Member Vela for receiving 160 of the 200 signatures needed for the Health Service District petitions" and page 3 (H) should read "motion carried 4-2 (McKenzie absent)". After hearing no further corrections, the Mayor declared the minutes approved as corrected.

**CITY COUNCIL MEETING – July 17, 2017****CITIZEN PARTICIPATION FOR NON-AGENDA ITEMS (10 minute time limit per person):**

1. Angela Ayala, 1514 San Juan Avenue: Angela belongs to a group on social media called, “You know you live in La Junta Colorado if you remember when...” There was a woman who posted in this group that she came back for a visit and didn’t have anything positive to say about our community. There were several people who commented on this post as well who currently and previously lived in La Junta and nobody came to our defense. Angela wants to make sure, that even though we’re not moving that fast, we need to still keep moving forward.

**PRESENTATION**

- A. **Buxton & Company**. Presentation given showing the Buxton/La Junta partnership to increase tax revenue, improve the quality of life and retaining business.

**REPORTS**

- A. **City of La Junta Monthly Financials**. Report given – still on track for the year.
- B. **Welcome Center Update**. Pam Denahy, Director of Tourism & Events, read a statement from the Tourism Board. The statement said that after a meeting of the Tourism Board and the Chamber of Commerce, it was decided that the two entities had different goals and directions that they wanted to go. So, at this time, it has been decided to put a hold on the Welcome Center and work on other areas like the VisitLaJunta.com website.

**UNFINISHED BUSINESS**

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

MOTION TO ADOPT THE ORDINANCE ON SECOND READING: Goodwin

SECOND: Pruyn

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

- B. **Second Reading/AN ORDINANCE AUTHORIZING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO THE CITY OF LA JUNTA ACTING BY AND THROUGH ITS WASTEWATER ENTERPRISE IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$2,500,000 FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN WASTEWATER TREATMENT PLANT UPGRADES; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; DELEGATING TO CERTAIN AUTHORIZED OFFICERS THE AUTHORITY TO DETERMINE, WITHIN CERTAIN PARAMETERS, CERTAIN FINANCIAL MATTERS PERTAINING TO THE LOAN; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED THERETO; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH**. The ordinance was read by title only, there being copies available to those in attendance.

MOTION TO ADOPT THE RESOLUTION ON SECOND READING: Velasquez

SECOND: Goodwin

DISCUSSION: Council Member Vela asked how much it will cost the users. City Manager Klein said that he is going to propose a \$2.00-\$5.00 increase to the Utilities Board.

VOTE: The motion carried 7-0

## CITY COUNCIL MEETING – July 17, 2017

## NEW BUSINESS

- A. **A resolution to Authorize the Sale of Real Property to be Transferred by the City.** Resolution No. R-16-2017 was presented for council's consideration:

**WHEREAS**, the City of La Junta has entered into an Agreement with Southeast Colorado Power Association for the swapping of multiple parcels of property within the City of La Junta, or in the Industrial Park of the City of La Junta; and

**WHEREAS**, the City Council has previously approved the Agreement between the City and Southeast Colorado Power Association; and

**WHEREAS**, the City Council specifically resolves to sell the below listed property as anticipated by the above-referenced Agreement; and

**WHEREAS**, the property is decreed to be "surplus" property.

**NOW THEREFORE BE IT RESOLVED** by the City Council as follows:

**SECTION 1:** That the City of La Junta agrees to sell and transfer the following real property to Southeast Colorado Power Association pursuant to the terms of the parties' Agreement (as described above):

**TRACT NO. 1:**

A tract of land lying in the NE/4 of Section 24, Township 23 South, Range 55 West of the 6th P.M. which is located within the City of La Junta Industrial Park and being more particularly described as follows:

Beginning at the Northeast corner of said Section 24 as monumented by a 2-1/2" aluminum pipe with 3-1/4" aluminum cap marked PLS 12103; thence S.70°08'12"W., 1287.47 feet to the TRUE POINT OF BEGINNING; thence S.0°00'00"W., 320.00 feet; thence S.89°59'43"E., 500.00 feet; thence S.0°00'00"W., 60 feet; thence S.89°59'43"W., 975.54 feet; thence S.0°00'00"W., 175.87 feet; thence S.58°56'10"W., 300.23 feet; thence S.21°46'43"W., 162.40 feet; thence S.34°34'34"W., 391.08 feet; thence N.64°09'48"W. 289.00 feet; thence N.25°32'11"E., 220.00 feet; thence N.64°27'20"W., 198.00 feet; thence N.25°32'11"E.,

**CITY COUNCIL MEETING – July 17, 2017**

517.23 feet; thence N.89°59'43"E., 601.74 feet; thence N.0°00'00"E., 307.00 feet; thence N.89°59'43"E., 534.11 feet to the True Point of Beginning.

**TRACT NO. 2:**

A tract of land lying in the NE/4 of Section 24, Township 23 South, Range 55 West of the 6th P.M. which is located within the City of La Junta Industrial Park and being more particularly described as follows:

Beginning at the Northeast corner of said Section 24 as monumented by a 2-1/2" aluminum pipe with 3-1/4" aluminum cap marked PLS 12103; thence S.70°08'12"W., 1287.47 feet to the TRUE POINT OF BEGINNING; thence N.89°59'43"E. 500.00 feet; thence S.0°00'00"W., 320.00 feet; thence S.89°59'43"W., 500.00 feet; thence N.0°00'00"E., 320.00 feet to the True Point of Beginning.

**SECTION 2:** This Resolution is presented to satisfy title requirements.

MOTION TO ADOPT RESOLUTION NO. R-16-2017: Goodwin

SECOND: Eckhart

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

**ADDITIONAL DISCUSSION TOPIC**

During tonight's work session, we had discussion of the ballot issue and how that works. The Mayor asked the Board if there needs to be more discussion or what is your preference? The Board was in favor of placing the item on the next meeting's agenda.

**B. Committee/Board Reports** – There were no reports.

**C. City Manager's Comments**

1. Sidewalk Program going very well.
2. Corsentino Construction, building the hangar at the Industrial Park is coming along.
3. Ark Valley Construction received the Certificate of Occupancy for the OJC wrestling building.
4. GIS went active on July 10<sup>th</sup>.
5. Chip and Seal has been pushed to August 1<sup>st</sup>.
6. Mosquito spraying is on Monday, Wednesday and Fridays.
7. Looking at quotes for pavement marking of the streets.
8. Spraying and cutting of weeds is being done constantly.
9. Keep trees trimmed eight feet up above the sidewalk.
10. ADG bills are going out automatically thanks to Aliza and working with the customers.
11. WWTP had ground breaking last week.
12. Fire Department is 10% busier than last year.

**CITY COUNCIL MEETING – July 17, 2017**

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13. The boiler project in City Hall is around 90% complete.
14. HVAC system with the 911 Center broke down, had to replace.
15. Golf course is looking good.
16. Demolition of the Book Stop (asbestos removal) has begun.
17. Race track and golf pass has been fog sealed.
18. Hats off to Alan Lassiter and his group with the remarkable job utilizing the race track.
19. Football registration runs through August 18<sup>th</sup> and Volleyball registration runs through August 25<sup>th</sup>.
20. Weeds! Weeds! Weeds!
21. Elegant Concrete received the bid for the gazebo at Red Crane Park.

**D. City Attorney's Comments** – No comments.

**E. Governing Body's Comments**

1. Council Member Vela: CASA (Court Appointed Child Advocate) will be having a grand opening in La Junta. This will help out some situations here in our town, especially the drug problem.

MOTION TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATIONS, UNDER C.R.S. §24-6-402 (4) (a):  
Pruyn

SECOND: Goodwin

DISCUSSION: None

VOTE: The motion carried 7-0

Council went into Executive Session at 8:50 p.m. The session ended at 9:17 p.m. and the regular meeting was reconvened. There being no further business, the meeting adjourned at 9:17 p.m.

CITY OF LA JUNTA

ATTEST:

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Lynn Horner, Mayor

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Melanie R. Scofield, City Clerk