

*Subject to approval at the
August 20, 2018
City Council Meeting*

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 Jeffri Pruyn on Monday, August 6, 2018, at 7:00 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 Goodwin gave the invocation.

ROLL CALL: The following Council Members were present:

- Eugene Mestas, Ward 1
- Jim Goodwin, Ward 1
- Elaine McIntyre, Ward 2
- Jeffri Pruyn, Mayor
- Shannon Lovato, Ward 2
- Edward Vela, Ward 3

Absent: Scott Eckhart, Ward 3

- Also present:
- Rick Klein, City Manager
 - Bill Jackson, Asst. City Manager
 - Phil Malouff, Jr., City Attorney
 - Melanie Scofield, City Clerk
 - Cynthia Nieb, Economic Development/UR Director
 - Darren Adame, Director of Engineering
 - Tom Seaba, Administrative Coordinator
 - Todd Quick, Police Chief
 - Aimee Hill, Engineering Dept
 - Paula Mahoney, Administration
 - Beverly Babb, 1120 W. 12th St
 - Susan Elliott, 1310 Lincoln Ave
 - Cheryl Lindner, 1120 W. 12th St
 - Gary Cranson, ARPA Representative
 - Bill Macdonald, 706 Raton Ave
 - Greg Kolomitz, 717 Belleview Ave
 - Patrick Smith, Valley Wide
 - Bette McFarren, La Junta Tribune Democrat

PROCLAMATION – NATIONAL HEALTH CENTER WEEK: Mayor Pruyn signed a proclamation declaring August 12-18, 2018 as National Health Center Week.

“Best of the Best” aka People’s Choice Awards: Cynthia Nieb was a guest speaker; the Police Department, Todd Quick, Chris Ramirez, Wipe-Out Pool, Golf Course and City Park received awards; and the City of La Junta received Best Overall Leadership. Jim Goodwin received third place for Person of the Year.

MINUTES OF PREVIOUS MEETING: Mayor Pruyn asked if there were any corrections to the minutes of the Regular Council Meeting of July 16, 2018. Council Member Vela added on page 2 under YTD Summarized Financials, Tourism was left out because I asked the question about Tourism \$383,000.00 rolling estimate which isn’t in there, and page 3 item B where it says there was no discussion indeed there was discussion because I clarified the pay as cost developed not that we were going to use the

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whole 3 million dollars that we picked up on the loan cause that was not in there, the one below that, 2nd reading an ordinance item C we did have discussion for clarifying where and why the appropriations were being handled, then under new business A should have had comments in there that the granddaughter Tracey Kerr from that address had made and we have answered her questions, she was totally happy with what Rick had suggested. Hearing no further corrections, she declared the minutes approved as amended.

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

1. Bill Macdonald, 706 Raton Avenue: Spoke concerning problems about the city changing the dimensions of his lot and being opposed to his property being turned into a kennel, etc., etc., . . .

UNFINISHED BUSINESS

- A. **Second Reading/AN ORDINANCE CONCERNING AN ANNEXATION FOR PROPERTY.** The ordinance was introduced by title only, there being copies available to those in attendance.

MOTION TO PASS THE ORDINANCE ON SECOND READING: Goodwin

SECOND: Mestas

DISCUSSION: After signatures and publication, the property should be in the city by the end of the month. Because there is eye sores in that area that need to be taken care of.

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

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

MOTION TO PASS THE ORDINANCE ON SECOND READING: Mestas

SECOND: Goodwin

DISCUSSION: this is the enclave by West School.

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

- C. **AVRMC By-Law Change.** Council Member McIntyre explained the proposed amendment to change the current by-laws where allowing directors to participate by phone conference or similar communication. to members must be personally present to participate and vote in a meeting. A director may grant a signed written proxy. All members accepted the change. After some discussion, Mr. Malouff explained that the Hospital Board, being a non-profit, can create their own rules and we. Council can either approve the change or take no position. We are not in a position to tell them that changes need to be changes.

MOTION TO TAKE AN INDIFFERENT APPROACH OF TAKING NO POSITION: Vela

SECOND: McIntyre

DISCUSSION: There was no further discussion

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

NEW BUSINESS

- A. **A Resolution of the La Junta City Council Authorizing the La Junta Historic Preservation Board to Act as a Reviewing Entity for the State Income Tax Credit Program for Qualifying Rehabilitation Projects C.R.S. §39-22-514.5, As Amended.** Resolution No. R-13-2018 for Council's consideration as follows:

WHEREAS, the La Junta City Council and the City of La Junta Historic Preservation Board support the creation of incentives to assist in the preservation and protection of historically significant resources; and

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WHEREAS, Colorado House Bill 14-1311 (C.R.S. § 39-22-514.5, as amended) was signed into law May 14, 2014, establishing tax credits for historic structures throughout the state; and

WHEREAS, La Junta, as a Certified Local Government, pursuant to the provisions of 54 U.S.C. § 3025, as amended, is eligible to review such rehabilitation tax credit projects as a reviewing entity as defined by C.R.S. § 39-22-514.5 (5.5) (c); and

WHEREAS, the provisions of C.R.S. § 39-22-514.5 (5.5) (c) require that each Certified Local Government adopt a resolution stating whether such Certified Local Government will act as a reviewing entity; and

WHEREAS, the La Junta Historic Preservation Board, as the City of La Junta's official agency for the identification and protection of historic resources, endorses rehabilitation project reviews at the local level, providing an increased level of preservation service to our community.

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

Section 1. The City of La Junta through the La Junta Historic Preservation Board, hereby agrees to act as a reviewing entity for the purposes C.R.S. § 39-22-514.5 and agrees to adhere to rules and requirements that may be promulgated as outlined in C.R.S. § 39-22-514.5 (5.5) (c).

MOTION TO ADOPT RESOLUTION NO. R-13-2018: Vela

SECOND: Lovato

DISCUSSION: There was no discussion affecting the vote

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

B. A Resolution of the La Junta City Council Concerning the Designation of a Historic Site.
Resolution No. R-14-2018 for Council's consideration as follows:

WHEREAS, the La Junta City Council and the City of La Junta Historic Preservation Board support the preservation and protection of historically significant resources; and

WHEREAS, Colorado House Bill 14-1311 (C.R.S. § 39-22-514.5, as amended) was signed into law May 14, 2014, establishing tax credits for historic structures throughout the state; and

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WHEREAS, La Junta, as a Certified Local Government, pursuant to the provisions of 54 U.S.C. § 3025, as amended, is eligible to review such rehabilitation tax credit projects as a reviewing entity as defined by C.R.S. § 39-22-514.5 (5.5) (c); and

WHEREAS, the provisions of C.R.S. § 39-22-514.5 (5.5) (c) require that each Certified Local Government adopt a resolution stating declaring sites as historic and thus eligible for rehabilitation and tax credits; and

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

Section 1. The City of La Junta hereby declares Hanger 103, located at the City Industrial Park at 30273 First Avenue, La Junta, Colorado, to be a historic site as defined in the statutory provisions set forth above with a period of significance from 1942 to 1996 and designation under Criteria A for its character, interest or value as part of the development, heritage or cultural characteristics of City, County of Otero, State of Colorado, or the United States of America; and Criteria F for its embodiment of distinguishing characteristics of our architectural type or specimen.

MOTION TO ADOPT RESOLUTION NO. R-14-2018: Lovato

SECOND: Mestas

DISCUSSION: There was no discussion affecting the vote

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

C. Request from The State Bank expressing interest in purchasing vacant land made available after demolition of the Kit Carson Hotel. Mr. Klein explained that this is not the first time State Bank has shown interest in this lot. It's the discretion of the Board as to which direction we go. If we decided to go forward with this, we would have to put it out to bid. After conversation by the Board, it was decided to move forward at this time. The City Council directed City Manager Klein to move forward with an RFP.

D. Committee/Board Reports

1. Council Member McIntyre (AVRMC Board):

- Went over report, hitting three trigger points.
- Current consensus of the Board is that they're doing well.
- There are thirty residents in the nursing home, which is its capacity, and there is a waiting list.
- Grateful to have 356 employees

2. Council Member Goodwin (SW Chief):

- Is all over the news across the country.
- Thanks to Rick for getting funding.

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3. Council Member Vela (Design Comm.):
 - Will have our first meeting Wednesday at 5:30 p.m. in the Power Board Room.
 - Put teeth into the policy committee.
 - Has to do with beautifying the downtown area making it more pleasant.
 - Have about six members showing up, all others are welcome to attend.
4. Council Member Vela (Water Dept.):
 - Kudos to the Water Department for how nice the fire hydrants look.
 - Done from North La Junta underpass all the way to Sonic and up 10th Street.
 - College bound kids are the ones doing the work.
5. Council Member Vela (Sr. Center Board):
 - Still planning on the Maine trip but all the details are not worked out yet.
 - Some indiscretionary things having to do with the stock in the kitchen, just know that an eyeball is being kept on those indiscretions

E. City Manager's Comments

1. Pool closes on the 12th, Dog Days will be on the 18th from 11:00 – 1:00 bring a can of food.
2. Football and Volleyball registration will run until the middle of August.
3. Main at Cemetery failed, Wayne Walter fixed.
4. Wayne also finished 600 feet at the City Park.
5. Citizen's Academy has started again.
6. The Police at the Park/Pool had a great turn out.
7. Hats off to Todd who has received \$90,000 in grants for the improvements out at the range.
8. There were 227 people who showed up for the SRP pool party.
9. Library roof almost completed.
10. Chip seal starting on the 21st at DeBourgh and then moving on to the City.
11. Wallace Oil Golf tournament was well attended.
12. WWTP is at 60% completion and are about two-three months ahead of schedule.
13. Will be replacing traffic signs.
14. 1.6 billion went through in the Senate for the S.W. Chief, hoping for the new president to sign it.

Cynthia Nieb, Director of Economic Development: Have a survey for the downtown that was prepared by the Finance Department. The survey is going out to all business owners. It is a series of questions about the building, whether they want to develop their property and if they need help.

Additional Topics Discussed:

- Restoring Miller Hall as apartments.
- The wellbeing of our Utilities Board.
- Work being done on 20th & Smithland and 14th & Raton.

F. City Attorney's Comments

1. Always a privilege.

G. Governing Body's Comments

1. Council Member Vela – “La Junta Literacy Project” offers free one-to-one tutoring. Will be starting tomorrow after the volunteer blood donation. It is to help mainly grade school kids. Will be at City Park at 11:00. It is a really good program.
2. Council Member Mestas – Asked about the property bought for the nursing home, it is located on the south side of the Prairie View church on San Juan.
3. Council Member Goodwin – Thanked American Legion 9 for the invite at the City Park. There was great communication and lots of questions answered.

There being no further business, the meeting adjourned at 8:23 p.m.

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Jeffri Pruyn, Mayor

ATTEST:

Melanie R. Scofield, City Clerk