

**REGULAR MEETING OF THE CITY COMMISSION**  
**MONDAY, FEBRUARY 24, 2014 @ 5:30 P.M.**  
**CITY COMMISSION CHAMBERS, 214 S. LOVE STREET**

**Present and answering roll call:** Mayor Drummond, Commissioners Trujillo, Gandy, Granath and Bengé.

**Also Present:** City Manager James Williams, Assistant City Manager Jared Cobb, Finance Director Mashell Stephens, City Clerk Carol Ann Hogue, Chief Danny Bryant, and City Attorney Patrick McMahon.

**Not Present:** Administrative Assistant Imelda Gutierrez

**Call to Order:** The meeting was called to order by Mayor Drummond at 5:30 p.m.

**Invocation:** Commissioner Bengé gave the invocation

**Pledge of Allegiance:** Commissioner Bengé led the pledge

**Approval of Agenda:** Mayor Drummond asked for a motion to approve the agenda as submitted. Commissioner Gandy moved to approve the agenda. Commissioner Trujillo seconded. Motion was approved.

**Approval of the Regular Minutes of February 10, 2014:** Mayor Drummond asked for a motion for approval of the regular minutes of February 10, 2014. Commissioner Trujillo so moved. Commissioner Granath seconded. Motion was approved.

**NON-ACTION ITEMS:**

**Public Comment on Ordinance 512 – Off Street Parking of Commercial Vehicles:** Mayor Drummond explained that Ordinance 512 pertains to off-street parking of commercial vehicles in residential zones. All property owners in the affected zones have been mailed notice of the proposed ordinance and public meetings. Mayor Drummond asked is anyone present would like to make comment on the proposed ordinance and advised comment would be limited to no more than five minutes. No comments were made by the public or Commissioners present.

**Public Comment on Ordinance 520, 521, and 522 – Carport Ordinance Amendments:** Mayor Drummond requested public comment on Ordinances 520, 521, and 522 – Carport Ordinance Amendments. Mayor Drummond asked if anyone present would like to make comment on the proposed ordinances and advised comments are limited to five minutes. Earl Davis addressed the Commission and pointed out that item five in 17.20.040 that ingress and egress from the carport must be assured by a concrete drive and that this language was not in the ordinances. City Manager Williams reported that requirement was implemented in the 70's. Mr. Davis requested that Commission change that requirement to allow other types of surfaces. Mr. Williams advised that the

proposed ordinances are amendments and the issue of concrete drives is already in the existing municipal code. Mayor Drummond advised that Mr. Davis' request could be something that they would look at. Mayor Drummond asked if anyone else would like to address the proposed ordinance. No further comment was made.

**City Manager Report:** City Manager Williams reported the following items to the City Commission –

- The pavement investigation on the City's top four road projects as identified in the ICIP has been complete. The road project that the City ICIP has identified to begin work on this year is 9<sup>th</sup> Street between Polk and Dogwood. It was discovered that there is a substantial amount of clay beneath the roads and is contributing to the shortened lifespans. Engineers have presented two options for replacement of the road along with estimated cost: Option 1 is to remove asphalt and base course and lime treat up to two feet of clay for an estimated cost of \$265,000. Option 2 is to remove two feet of clay and replace with good soil for an estimated cost of \$295,000. City Manager Williams advised the City would be utilizing the lime treatment as it has been successfully used on the southern portion of 9<sup>th</sup> street a few years ago. Engineers also advised either option is acceptable. We are going into the design phase. Examining the water and sewer infrastructure has revealed that there is no need to replace either type of main. It is City staff hope to begin construction a few days after school dismisses for the summer.
- The plans for the three new water wells are at 90% complete. The next step is to meet with NMEV engineer for their approval.
- The 40-year water plan final information has been submitted to the company preparing the plan. They will be scheduling a public meeting with Commission so the plan can be finalized and adopted.
- City Manager Williams met with the County Manager and the NMDOT District II Engineer. NMDOT is starting a traffic study of the intersection of Commercial and Avenue D to determine if the intersection meets traffic signal warrants. The data collection should be complete by March 10.
- City staff have started on the next fiscal year budget. Department head budget presentations will be conducted the week of March 17<sup>th</sup>. Staff are requesting a Commission Work Session be held on April 16<sup>th</sup>. It is planned to have the budget for the next fiscal year approved by Commission at the May 16, 2014 regular Commission Meeting.
- The Harold Runnels Complex and Avenue D Park Restrooms shipment has been delayed and will ship on February 26. There have been delays in obtaining permits but the contractor has assured the City they will both be complete before the end of June. The restrooms at Harold Runnels have been taken down and porta-johns will be placed at the field temporarily.
- The Quality of Life funding received from the County will be utilized to purchase 6 large shelters and three smaller shelters. Chaparral Park will have two large shelters and three small shelters installed. Each smaller park will have a large shelter installed. In addition, 26 eight-foot tables will be purchased. Each new

- large shelter will also be equipped with a grill and nice trash can. Wood chips have been ordered to improve the playgrounds at Chaparral and Avenue D Parks.
- House Bill 55 has been passed and sent to the Governor for signature. The City is slated to receive \$50,000 for the Chaparral Park irrigation system, \$125,000 for water meters, and \$100,000 for the well field project.
  - The City will be advertising a bid for weed abatement, as the City does not have enough staff to abate these types of nuisances. It will be a per hour contract. When a property needs weed abatement, the City will follow the steps as outlined in the ordinance, contact the company who has been awarded the bid, have the weeds eliminated, and file a lien on the property. Commissioner Bengé asked what the anticipated costs would be and if we have that amount budgeted. City Manager Williams reported that at the present time we do not have funds budgeted for this as it is unknown what local vendors will charge.
  - The City has submitted a request to the NMEV to determine if we qualify for the Brownfield Program for the property located at Jefferson and Main. This program will provide funding for assessment, surveys, and remediation.
  - The City is currently having to utilize the old street sweeper as the new unit is experiencing electrical issues. The repairs to the new unit are under warranty.

#### **ACTION ITEMS:**

**Consideration of Approval of Resolution 2014-07: Alley Vacation and Quitclaim of Property:** Mayor Drummond called for a motion to approve Resolution 2014-07. This is the alley vacation and quitclaim of the property to Allsup's on South Main. Commissioner Trujillo moved to approve. Commissioner Granath seconded. Motion was approved.

**Consideration of Approval of Resolution 2014-08: Request Extension of Time to Complete Comprehensive Plan:** Mayor Drummond called for a motion to approve Resolution 2014-08. This resolution will request an extension of time to complete the Comprehensive Plan as the grants normally only run for a year from the date of award. Mr. Cobb reported that most Comprehensive Plans take over a year to complete. NMFA has advised Mr. Cobb that an extension is allowed. Commissioner Trujillo moved to approve. Commissioner Gandy seconded. Motion was approved.

**Consider Approval to Advertise Ordinance 523 – Truck and Trailer On Street Parking Amendment:** Mayor Drummond called for a motion to approve the advertisement of Ordinance 523. This ordinance will reduce the weight of vehicles allowed to park on streets in residential zones to 15,000 pounds. The current code allows vehicles to park on residential streets that weigh up to 26,000 pounds. Commissioner Bengé moved to approve. Commissioner Trujillo seconded. Motion was approved.

**Consider Approval of Heating and AC Installation at Senior Citizen Center Annex:** Mayor Drummond called for a motion to approve the heating and AC installation at the Senior Citizen Annex. City Manager Williams advised this project was incorporated in the current budget but quotes have been received and exceed the budgeted cost. City

Manager Williams was requesting approval to proceed with the project and reported that the City does have funds to cover the unbudgeted expense. Commissioner Granath moved to approve. Commissioner Trujillo seconded. Motion was approved.

**PUBLIC COMMENT:**

- Elaine Vejil has organized a forum for individuals running for City Commissioner that will be held on Thursday, February 27, 2014 at 6:30 p.m. at the Chamber of Commerce. This forum will allow the public to meet the candidates. Mrs. Vejil invited everyone to attend.
- Commissioner Trujillo recognized Commissioner Granath and thanked him for his service. Commissioner Granath thanked everyone for their support.
- Mayor Drummond reminded everyone to vote on March 4<sup>th</sup> at City Hall.

**CLOSED SESSION:**

At 5:55 p.m., Commissioner Trujillo moved adjourn Regular Session and convene a closed session pursuant to Section 10-15-1 NMSA Subsection H-7 to discuss threatened or pending litigation. Commissioner Granath seconded. A roll call vote was taken: Mayor Drummond – Aye, Commissioner Trujillo – Aye, Commissioner Bengé – Aye, Commissioner Gandy – Aye, Commissioner Granath – Aye.

At 6:00 p.m., Commissioner Gandy moved to adjourn Closed Session and reconvene in Regular Session stating that the matters discussed were limited to only those specified in the motion and no action was taken. Commissioner Trujillo seconded and a roll call vote was taken: Mayor Drummond – Aye, Commissioner Trujillo – Aye, Commissioner Bengé – Aye, Commissioner Gandy – Aye, Commissioner Granath – Aye.

**OTHER:**

- Commissioner Gandy thanked City staff for fixing the lighting issue for his constituent.
- Mayor Drummond stated that it has been an honor to serve on the Commission and she hopes to win the election so she can continue to serve.
- Commissioner Bengé congratulated Finance Director Mashell Stephens for her hard work on correcting the audit findings.
- City Manager Williams advised the Commission that we are having to replace the finance departments computers because as of April 1<sup>st</sup> our accounting software will no longer work on the existing platforms and they cannot be upgraded.

ADJOURNMENT:

There being no further business the meeting adjourned at 6:05 p.m.

APPROVED: Dixie Drummond  
DIXIE DRUMMOND, MAYOR

ATTEST: Carol Ann Hogue  
CAROL ANN HOGUE, CITY CLERK