

Work Session of the City Council, City of Farmington, New Mexico, held Tuesday, July 15, 2014 at 9:00 a.m. in the Executive Conference Room at City Hall, 800 Municipal Drive, Farmington, New Mexico, in full conformity with the rules, regulations and ordinances of the municipality.

At such meeting the following were present, constituting a quorum:

MAYOR	Tommy Roberts
COUNCILORS	Dan Darnell Mary M. Fischer Gayla A. McCulloch Nate Duckett

constituting all the members of the Governing Body.

Also present were:

CITY MANAGER	Rob Mayes
ASSISTANT CITY MANAGER	Bob Campbell
CITY ATTORNEY	Jay B. Burnham
CITY CLERK	Dianne Smylie
DEPUTY CITY CLERK	Andrea Jones

EMPLOYEE OF THE MONTH PROGRAM AWARD

Employee Council President Kathy Farley recognized Electric Transmission and Distribution Helper Marc Embry as the Employee of the Month award recipient for April 2014. Mr. Embry was not present at the meeting but the Mayor and Council still expressed their appreciation for his dedication to the City.

FISCAL YEAR 2015 CAPITAL PROJECTS AND INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN

City Manager Rob Mayes briefly introduced the Infrastructure Capital Improvement Plan ("ICIP") and noted that the state-level Administration has greatly improved and streamlined the process. He reported that the City's Fiscal Year 2016-2020 ICIP must be submitted to the Department of Finance & Administration, Local Government Division, no later than September 2, 2014 and explained that the information is being provided to allow the Council the opportunity to give direction to staff.

In response to inquiry from Mayor Roberts, Mr. Mayes confirmed that funding for the Porter Arroyo detention pond was awarded and noted that the project will begin soon. Public Works Director David Sypher added that construction of the project will begin as soon as the official grant is fully executed and stated that he expects to receive it in the near future. On a related project, Mr. Sypher informed the Council that the Lakewood detention pond is 40 percent complete and is on schedule to be completed by September 1, 2014.

Mayor Roberts pointed out that the top five projects identified should have a reasonably good chance of receiving funding and stated that he believes that the Piñon Hills Bridge & Extension project should not be included because of its slim chance of being funded even though it is an important project for the community. Furthermore, he questioned whether the Civic Center Expansion should be included since it could be funded through the Convention Center Financing Act. He also questioned including the Compressed Natural Gas ("CNG") Refilling Station since it is currently being spearheaded by the private sector. In response to Councilor Darnell's inquiry, Budget Officer Teresa Emrich informed the Council that regional significance is not a requirement for inclusion in the ICIP but is highly encouraged. Mr. Mayes reported that Appendix D in the agenda material is a sample evaluation sheet for ranking projects and pointed out that regional significance is not a criterion on its own but can be a component of each of the seven criteria listed. He also explained that ultimately this process will focus on one or two projects of reasonable cost that have regional significance so that the City's legislative delegates are willing to champion the cause. Mayor Roberts

asked staff to compile an assessment of the probability of receiving funds for each project utilizing three categories: unlikely, neutral and likely.

Discussion ensued concerning the upcoming legislative session and the probability of receiving funds for the City's ICIP projects. In response to Councilor Duckett's inquiry, Mr. Mayes explained the overall funding process and reiterated that the legislative group ultimately chooses which project(s) to champion.

In response to Councilor McCulloch's inquiry regarding the Regional Detox/Treatment Center, Mr. Mayes confirmed that the project does include a mental health facet and could be incorporated in the project's title on the ICIP. He also pointed out that mental health is a key factor contained within the comprehensive report from the study group assessing the Joint Intervention Project ("JIP") that will be presented to the Council in the near future. Mr. Mayes assured the Mayor that the project will be well enough defined to include in the ICIP and noted that this will be a collaborative effort between the City, San Juan County and San Juan Regional Medical Center.

Councilor Darnell suggested that the Airport Terminal Remodel and Expansion project be combined with the Airport T-Hangars project and pointed out that the Four Corners Regional Airport is a regionally significant facility. He also expressed his interest in the Public Safety projects: Construction of Fire Station No. 7 and the Crouch Mesa and Bloomfield Highway Police Substations. Mr. Mayes stated that if Fire Station No. 7 was funded, recurring costs for additional personnel are approximately \$1.2 million annually and reported that the strategic planning process later this year will include a recommendation to fund Public Safety items. Responding to several questions from Councilor Darnell, Police Chief Steve Hebbe pointed out that a substation in the Crouch Mesa area is important as the Police Department expands but noted that it is inferior to the need for significant renovations to the current police building or construction of a new facility. Following discussion regarding possible locations for a new police building, Mr. Mayes informed the Council that grant opportunities to fund the first three years of new firefighter and police officer salaries are available and reported that some creative approaches to funding the Public Safety costs will be presented to the Council this fall.

In response to Councilor Fischer's inquiry, Mr. Mayes stated that mussel remediation in Farmington Lake is not needed at this time and noted that plant upgrades are in the planning stages. Mr. Sypher reported that several flood control structures are being addressed by the Federal Emergency Management Agency ("FEMA") funding process while other water/wastewater capital projects are included in the City's Capital Improvement Plan ("CIP") rather than the subject ICIP.

Lengthy discussion followed regarding the upcoming strategic planning process, the Comprehensive Plan, the condition of the hangars and the entrance to the airport, Totah River Park & Native American Market Place, connecting the riverine trail system to Aztec, the condition of the Childhaven facility, the need for expanding/recreating the Recreation Center and areas for possible detention ponds. In response to Councilor Fischer's question regarding Childhaven's occupancy rate, General Services Director Julie Baird stated that she would research the matter and provide a memorandum to the Council for review.

Mayor Roberts asked the Council to present their favored projects with the intention of narrowing down staff's focus for further research on specific projects. Councilor Darnell named his top projects as Fire Station No. 7, Regional Detox/Treatment Center, Totah River Park & Native American Market Place and the combined Airport Terminal Remodel and Expansion and T-Hangars. Councilor Duckett voiced his support for Fire Station No. 7 and Regional Detox/Treatment Center projects and added that he would support any project addressing Downtown Farmington, the River Trail and Walking Bridges and a new Police Station. Councilor Fischer announced that she was not ready to provide her list of favored projects but requested more information from staff about the Royal Spa property as well as the Presbyterian Medical Services building across the street from City Hall. She also requested a report on why the NCI (Na Nizhoozhi Center) in Gallup is facing possible closure. Councilor McCulloch reported that her favored projects were all listed by the other Council members. Mayor Roberts advised that he was not prepared to present his

top five projects and explained that additional information provided by staff will help shape his list.

Mayor Roberts noted that tension between the Governor's Office and San Juan County is increasing and suggested that her decisions to repeal the Hold Harmless provisions and the safety net pool for indigent care may be to blame. He pointed out that the City of Farmington will face funding challenges during the 15 year phase out of the Hold Harmless provisions. Councilor Darnell agreed that the repeal of the Hold Harmless provisions will cause financial challenges but he voiced his support of Governor Martinez's administration.

LETTER OF INTEREST/LONG-TERM VACANT LAND LEASE

Purchasing Officer Eddie Smylie reported that letters of interest for the long-term lease of vacant land for hangar H-9.7 (Airport) were solicited in a legal notice published on May 11, 2014 with one response being received. He clarified that the actual lease is for hangar H-11.7 (instead of H-9.7) and noted that he believes that there was proper notification of the proposed parcel change since it was published on the agenda for the Airport Advisory Committee. He recommended that the lease be awarded to Scott Tubb with an annual fee of \$1,098.50.

Following further discussion and consideration, a motion was made by Councilor Darnell, seconded by Councilor McCulloch to award the long-term lease of vacant land for hangar H-11.7 to Scott Tubb with an annual fee of \$1,098.50, as recommended by the Purchasing Officer, and upon voice vote the motion carried unanimously.

REAPPOINTMENTS TO THE CABLE AND COMMUNICATIONS COMMISSION AND LODGERS' TAX ADVISORY BOARD

Mayor Roberts asked the Council's consideration of the reappointments of L. Paull Holmes and Daniel Ziesmer (terms to July 2016) as members of the Cable and Communications Commission and Dorothy Nobis and Dan McMullen (terms to July 2016) as members of the Lodgers' Tax Advisory Board.

Thereupon, a motion was made by Councilor McCulloch, seconded by Councilor Duckett to confirm the reappointments of L. Paull Holmes and Daniel Ziesmer as members of the Cable and Communications Commission and Dorothy Nobis and Dan McMullen as members of the Lodgers' Tax Advisory Board, as recommended by the Mayor, and upon voice vote the motion carried unanimously.

COUNCIL BUSINESS

Legislative Delegation Meetings in Washington, D.C.

Mayor Roberts informed the Council that he, City Manager Rob Mayes and Great Lakes Aviation President Doug Voss will be traveling to Washington, D.C. to meet with the congressional legislative delegation for the purpose of advising them about the dire situation of the Four Corners Regional Airport due to the new Federal Aviation Administration ("FAA") regulations. He explained that these regulations have forced Great Lakes Airlines to terminate service to 17 cities and reduce the number of flights being offered. Four Corners Regional Airport Manager Mike Lewis pointed out that the reduced enplanements have the potential of risking the loss of FAA funding for the airport and noted that enplanements this year are at approximately 60 percent of last year's totals. Mr. Mayes noted that ultimately they are seeking a waiver allowing 19 seats per plane rather than the current 9 seats allowed by the Part 135 FAA regulations.

Legislative Finance Committee

Mayor Roberts advised the Council that the Legislative Finance Committee recently met at San Juan College and reported that he discussed the hardship that the repeal of the Hold Harmless has had on the City of Farmington as well as other communities in the state. He pointed out that the New Mexico Municipal League will continue to lobby the State of New Mexico to put food back into the local tax base but suggested that the State is not sympathetic since they provided a mechanism for recovery by giving the authority for communities to impose up to three 1/8 percent tax increments. Mayor Roberts reminded the Council that the last tax

increase imposed in the City of Farmington was in 1998 and is dedicated to the Police and Parks, Recreation and Cultural Affairs departments.

Animal Services

Councilor Fischer expressed concern over the relationship between the Animal Control Officers and the Regional Animal Shelter employees; the hours of operation; and the response time from Animal Control Officers. She commended the professionalism displayed by the Animal Control Officers she interacted with on a recent incident in the Smith's parking lot where a dog was locked in a hot vehicle. Councilor Fischer reminded staff that she requested copies of the policies and procedures created by consultant Marcy Eckert and pointed out that she has not yet received them.

Community Appearance

Councilor Fischer stressed how important the appearance of the community is and commended the Parks, Recreation and Cultural Affairs Department staff for their efforts on how well the medians and parks look. She requested a status report from staff on the median program and reported that she has received complaints of litter within the nature and riverine trails and requested weekly cleaning.

Adaptive Traffic Control Signals

Councilor Duckett inquired about the status of the adaptive traffic control signals on Main Street. In response, Public Works Director David Sypher reported that the project was slowed by the transition with the Traffic Administrator but that all components have been received and the project should be operational by September 1, 2014.

Apple Ridge Apartments

Councilor Fischer commended the Police and Fire Department personnel for their assistance at the Apple Ridge Apartments. She contended that the management of the facility has allowed it to deteriorate and has the residents fearful for their safety. She requested a complete list of calls for service from the Police Department as well as an action plan to increase security for the residents.

CLOSED MEETING

A motion was made by Councilor McCulloch, seconded by Councilor Darnell to close the meeting to discuss acquisition of water rights and the disposition of real property (Southside River Road), pursuant to Section 10-15-1H(8) NMSA 1978. The roll was called with the following result:

Those voting aye:	Dan Darnell Mary M. Fischer Gayla A. McCulloch Nate Duckett
-------------------	--

Those absent:	None
---------------	------

The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried.

The Mayor convened the closed meeting at 10:55 a.m. with all members of the Council being present.

Following the closed meeting, during which meeting the matters discussed were limited only to those specified in the motion for closure, a motion was made by Councilor Darnell, seconded by Councilor Duckett to open the meeting. The roll was called with the following result:

Those voting aye:	Dan Darnell Mary M. Fischer Gayla A. McCulloch Nate Duckett
-------------------	--

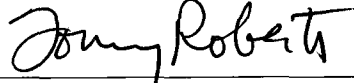
Those absent:	None
---------------	------

The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried.

The open meeting was reconvened by the Mayor at 11:14 a.m. with all members of the Council being present.

There being no further business to come before the Council, the meeting was adjourned at 11:14 a.m.

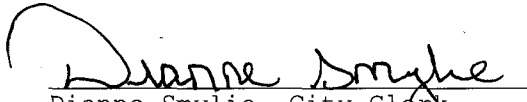
APPROVED this 12th day of August, 2014.



Tommy Roberts, Mayor

SEAL

ATTEST:


Dianne Smylie, City Clerk