

Work Session of the City Council, City of Farmington, New Mexico, held Tuesday, October 17, 2023 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	Nate Duckett
COUNCILORS	Linda G. Rodgers Sean E. Sharer Jeanine Bingham-Kelly Janis Jakino

constituting all the members of the Governing Body.

Also present were:

CITY MANAGER	Rob Mayes
DEPUTY CITY MANAGER	Julie Baird
DEPUTY CITY ATTORNEY	Russel Frost
CITY CLERK	Andrea Jones

#### PRESENTATION/LIONS POOL REPLACEMENT SITE

Providing opening remarks, Parks, Recreation and Cultural Affairs Director Natalie Spruell reported that FBT Architects was hired to conduct a feasibility study on a replacement pool for the current Lions Pool and announced that determination of the location is required before the schematic design process can begin. She stated that multiple community input meetings were held with the Lions Pool user groups, noting that the survey results were presented at the September 28, 2023 community meeting and she introduced Principals Ted Grumblatt and Jared Larsen of FBT Architects.

Mr. Grumblatt briefly reviewed their information-gathering process to-date and he stated that many of the desired amenities expressed from the Lions Pool user groups will be accommodated by the basic requirements of constructing a new facility. Mr. Larsen explained that 117 participants submitted responses to a high-level survey regarding Lions Pool and he reviewed the results of the individual survey questions. He summarized that the major "take aways" from the survey include the preference for the new facility to be located at 405 North Wall Avenue by a small margin, the desire for the existing facility to remain open during construction of a new facility, expanded access and established programs with programmed aquatics classes and individual fitness being a top use, basic required amenities that will come with the construction of a new facility and warm water being the most desired amenity. Mr. Grumblatt presented the two potential site options located at 405 North Wall Avenue (existing site) and 1151 Sullivan Avenue (next to the Aquatic Center) and he discussed the pros and cons of each location, noting that the recommended site is 1151 Sullivan Avenue.

In response to questions from the Mayor, Mr. Grumblatt reported that 13,000 square feet is a minimum estimated size for the new facility and City Manager Rob Mayes confirmed that the current Lions Pool would be demolished eventually and the existing site would then be evaluated for the best use at that time.

Councilor Sharer questioned if the Aquatic Center would be evaluated for potential necessary improvements during the construction of the Lions Pool replacement facility. Mr. Mayes stated that economies of scale would be evaluated but that it is his recommendation to remain "laser focused" on the replacement facility.

Responding to Councilor Rodgers's inquiries, Mr. Grumblatt confirmed that there would be larger locker rooms in the replacement facility and Ms. Spruell explained that the user groups were supportive of the new facility being located next to the Aquatic Center since it would allow the current Lions Pool to continue operating during construction. Additionally, Mr. Mayes emphasized that Lions Pool

remaining operational during construction is dependent upon the facility's "band aids" continuing to hold up.

Noting that she attended the September 28, 2023 community meeting, Councilor Jakino relayed that she can confidently express the user groups' support for the new location next to the Aquatic Center while keeping the existing facility operational during construction. Assistant City Manager Shaña Reeves echoed Councilor Jakino's comments and announced that staff will continue to engage and work with them to ensure their concerns and desires are taken into consideration during the design process.

There being no further discussion, a motion was made by Councilor Rodgers, seconded by Councilor Sharer to approve the Lions Pool replacement facility to be located next to the Aquatic Center at 1151 Sullivan Avenue, and upon voice vote the motion carried unanimously.

#### PRESENTATION/30 PERCENT DESIGN DRAWINGS/GATEWAY PARK

Assistant City Manager Julie Baird reminded Council that they previously approved funding 30 percent design drawings for the entire Gateway Park project and 100 percent design drawings for Phase 1 utilizing monies from the CTED (Community Transformation and Economic Development) Fund. She stated that approval of the 30 percent design drawings is needed to move forward with the 100 percent design drawings for Phase 1 and she introduced Bob Oberdorfer with Sites Southwest.

Mr. Oberdorfer provided the overall phasing plan for the site and he reviewed the landscape construction plan for Phase 1A. He pointed out that the new entrance alignment with Clayton Avenue has been moved to Phase 1B due to timing delays with the New Mexico Department of Transportation and he stated that the multi-use pavilion will have a separate design created by the building's architect. Mr. Oberdorfer briefly discussed the landscape planting plan for Phase 1A and he presented the landscape construction plan for Phase 1B, which entails the revised front parking area in front of the Museum with concrete drive aisles separated by crusher fines surfacing and raised planters with trees. He displayed the landscape construction plan for Phase 2 and highlighted the roundabout connecting with 20<sup>th</sup> Street, noting that it could accommodate a piece of sculpture art.

Ms. Baird briefly reviewed the timing aspect of the project, specifically in regards to Phase 1A and she announced that there is a "time crunch" to complete the market pavilion in time for the next summer's Farmers Market. She explained that the timing issue has resulted in moving the new entrance alignment connection with Clayton Avenue to Phase 1B and she emphasized that Phase 1B and Phase 2 could be completed at a slower pace.

Mr. Oberdorfer provided an in-depth review of the 30 percent design cost estimate of Phase 1A excluding the market pavilion with a total approximate cost of \$2.2 million and he stated that a revised estimate that includes updated limestone costs increases the approximate total to \$2.23 million.

Discussion ensued regarding the location of the existing and proposed access points.

Councilor Jakino announced that she was approached by a constituent requesting the inclusion of a grey and black water dumping station for RVs (recreational vehicles) at Gateway Park. Ms. Baird stated that staff is researching the possibility of a "Harvest Hosts" type program that allows self-contained travelers to overnight and explore the park's amenities, noting that a trial is currently being operated at Piñon Hills Golf Course.

In response to Councilors Rodgers and Sharer's questions, Ms. Baird confirmed that three access points will exist once the project is completed and that the electric vehicle (EV) charging station will remain where it is currently located.

Ms. Baird reiterated that there are time constraints in regards to the market pavilion being ready by next summer's Farmers Market and expending certain grant funds within their allotted timeframe. She reviewed the secured and pending construction funds totaling \$3.3 million along with the cost estimates for Phase 1A including the market pavilion

of \$4.6 million and she announced that there is a projected funding gap of \$1.3 million, noting that staff is not seeking additional funding until more firm numbers are ascertained.

Following further discussion, a motion was made by Councilor Jakino, seconded by Councilor Rodgers to approve the 30 percent design drawings of the Gateway Park project and to direct staff to move forward with 100 percent design drawings for Phases 1A and 1B, as presented, and upon voice vote the motion carried unanimously.

RESOLUTION NO. 2023-1927 AUTHORIZING THE ESTABLISHMENT OF TWO SPECIAL REVENUE FUNDS AND ONE CAPITAL PROJECTS FUND, APPROVING THE SECOND REVISION TO THE FY2024 BUDGET AND REQUESTING STATE APPROVAL.

Financial Data Specialist Cory LeClaire provided a brief explanation of the proposed budget revisions and recommended adoption of Resolution No. 2023-1927.

Thereupon, a motion was made by Councilor Sharer, seconded by Councilor Rodgers to pass and adopt Resolution No. 2023-1927, as presented. The roll was called with the following result:

Those voting aye: Linda G. Rodgers  
Sean E. Sharer  
Jeanine Bingham-Kelly  
Janis Jakino

Those voting nay: None

The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried and Resolution No. 2023-1927 was duly passed and adopted.

COUNCIL BUSINESS

Governor's Symposium on the Future of Transportation in New Mexico

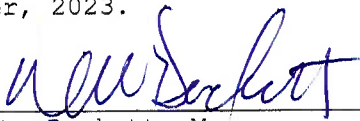
Noting that he attended the Governor's Symposium on the Future of Transportation in New Mexico yesterday, Mayor Duckett announced that auto dealerships indicated that there is a lack of production and consumer demand for electric vehicles ("EVs") and that the electric utility providers expressed concern with the lack of infrastructure and charging stations across the state to move toward the Governor's goal of replacing all gas vehicles with EVs.

Community Wellness Resource Forum

Mayor Duckett reminded Council that the Community Wellness Resource Forum is being held on Thursday, October 19, 2023 at the Civic Center for neighbors and community members affected by the May 15, 2023 shooting on Dustin Avenue.

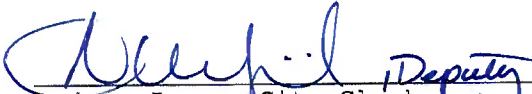
There being no further business to come before the Council, a motion was made by Councilor Rodgers, seconded by Councilor Sharer to adjourn the meeting at 10:31 a.m., and upon voice vote the motion carried unanimously.

APPROVED this 14<sup>th</sup> day of November, 2023.

  
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Nate Duckett, Mayor

SEAL

ATTEST:

  
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Andrea Jones, City Clerk