AGENDA

... for the Regular Meeting of the Farmington City Council to be held at 6:00 p.m., Tuesday, February 26, 2019 in the Council Chamber, City Hall, 800 Municipal Drive, Farmington, New Mexico...

1. Roll Call and Convening the Meeting:

2. Invocation: Pastor Aaron Taylor of Crossroads Community Church.

3. Pledge of Allegiance:

4. Acceptance of Consent Agenda: Those items on the agenda that are marked with an asterisk (*) have been placed on the Consent Agenda and will be voted on without discussion with one motion. If any item proposed does not meet with approval of all Councilors or if a citizen so requests, that item will be heard under Business from the Floor.

5. *Approval of Minutes for the Regular Meeting of the City Council held February 12, 2019.

6. *Approval of Bid for annual municipal utilities improvements (Public Works) being awarded to TRC Construction, Inc. as the lowest and best bidder meeting specifications after application of five percent in-state preference ($4,072,171). Bids opened February 13, 2019 with two bidders participating.

7. *Approval of Bid for purchase of wood distribution poles (Electric) being awarded to McFarland Cascade Holdings, Inc. as the lowest and best bidder meeting specifications ($475,750). Bids opened February 19, 2019 with two bidders participating.

8. *Approval of Bid for purchase of switches, disconnects, reclosers, sectionalizers and padmount switchgear (Electric) being awarded to Western United as the lowest and best bidder per category after application of five percent in-state preference ($166,908.75), and to reject the bid for Category 1 from Graybar Electric for being non-responsive for not meeting specifications. Bids opened February 12, 2019 with four bidders participating.

9. *Approval of Bid for relay panels for Twin Peaks Substation (Electric) being awarded to McKinley Sales Company as the lowest and best bidder meeting specifications after application of five percent in-state preference ($469,852). Bids opened February 5, 2019 with four bidders participating.

10. *Confirmation of Reappointment of registered voter Robert Miller as an alternate municipal judge pursuant to Section 11-2-3 of City Code (term to March 31, 2020).

11. *Approval of Warrants up to and including February 23, 2019.
12. Recommendation from the Planning and Zoning Commission: -----------------------------------6

Acceptance of Consent Agenda: The item marked with an asterisk (*) has been placed on the Planning and Zoning Commission Consent Agenda and will be voted on without discussion. If the item does not meet with approval of all Councilors or if a citizen so requests, the item will be removed from the Consent Agenda and heard in regular order.

*(1) Adoption of the recommendation from the Planning and Zoning Commission as contained within the Community Development Department Action Summary to approve Petition No. SUP 18-100 from Halliburton, represented by Vade Hollingsworth and David Kasnoff, requesting a Special Use Permit for outside storage of hazardous materials for property located at 3250 Southside River Road in the IND, Industrial, District, subject to:

(a) the applicant finalizing the summary plat that has already been submitted;
(b) the applicant submitting building plans that are consistent with all City building and fire standards and/or other agency permits prior to construction of the hazardous storage area;
(c) All required federal, state and local permits and approvals being obtained by the applicant and submitted to the City prior to any construction or commencement of any work. Any required alteration to the proposal as a result of state or federal agency review must be submitted as a revision to applicable City-issued permits and be reviewed by the Community Development Department. The following minor amendments shall be reviewed and approved:
   (1) Changes that result in a decrease or intensity for the storage of hazardous materials;
   (2) Change in the designation/location of the hazardous storage area on the subject property;
   (3) Change in major infrastructure (e.g. roads/access, sewer, water, storm drainage) for the subject property.
(d) all other proposed amendments not specifically addressed above shall be considered major amendments and must be processed in accordance with the procedures and requirements of Section 8.9.3 of the Unified Development Code pertaining to the special use application process.

As a contingency to acquire and maintain the Special Use Permit, the Fire Department sets forth the following requirements as outlined in the 2003 International Fire Code (IFC 2003 - 105.1.2, 2003 IFC - 105.2). Before any hazardous materials are stored or used, the following shall occur:

(e) provide engineered plans for review and approval to include:
   (1) site layout with all control areas;
   (2) control area identifying all chemicals and the amounts stored or used;
(3) scalable distances for each control area from all lot lines, buildings and other control areas;
(4) code analysis being conducted by a fire protection or chemical engineer to ensure compliance with the International Building Code (IBC) and the International Fire Code (IFC);
(5) all Material Data Sheets, including all mixtures, being available;
(6) all chemicals being identified by their hazard class as outlined in the IFC;
(7) all chemicals being identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC; and
(8) detailed construction plans for all needed permits.

(f) The development of an Emergency Action Plan (EAP)
(g) a detailed description of all processes and storage and intended use of all chemicals being provided;
(h) the following chapters in the 2003 IFC being met:
   2. Corrosive Materials;
   3. Flammable and Combustible;
   4. Flammable Solids;
   5. Highly Toxic and Toxic Materials; and
(i) all requirements being met for the addition of any new chemicals, the use of chemicals, control areas or buildings and an updated EAP being submitted.

The following conditions are requirements of the Public Works Engineering Division:

(j) compliance with the Environmental Protection Agency’s (EPA) National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses which requires Halliburton to seek coverage pursuant to Part 8, Subpart I, Sector I of the MSGP;
(k) the petitioner submitting evidence of compliance with the EPA’s NPDES MSGP permit for protection of the City’s Municipal Separate Storm Sewer System (MS4) and associated surface waters within the city limits;
(l) a copy of the Notice of Intent (NOI) for coverage submitted to the EPA and a copy of the required Drainage Area Site Map, to include storm water discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls being submitted to the City for our records;
(m) the petitioner meeting all additional requirements of EPA’s NPDES MSGP permitting process;
(n) the petitioner taking measures (cleaning ditches or ponding area that are silted) to reduce the amount of runoff that leaves the property during storm events;
(o) the petitioner removing silt and restoring ponds to capture and retain the runoff;
(p) the petitioner maintaining the National Pollutant Discharge Elimination System (NPDES) Multi Use General Permit.

The following recommended operational conditions shall be required for the life of the project:

(q) the special use permit remaining in effect, provided that the use meets the conditions imposed by the subject petition and Halliburton maintains a valid City of Farmington business registration;
(r) any contamination/leaks/releases that occur on the property being immediately reported to the Police and Fire Departments, the Building Inspection Division of the Community Development Department and to all relevant local, state and federal authorities;
(s) the City reserving the right to revoke the special use permit, by future action of the City Council, if the operations pose detrimental health impacts to the surrounding area or environment; and
(t) the special use permit being revoked if any of the above conditions are not met.

The recommendation of the Planning and Zoning Commission passed by a vote of 6-0 on February 14, 2019. (Helen Landaverde)

13. Presentation and direction to staff regarding the aerial adventures market analysis and feasibility study. (Cory Styron and Amy Bell, Ground Works Studio) ---- 7

14. Recommendation from the Metropolitan Redevelopment Agency Commission to adopt Resolution No. 2019-1697 adopting the Metropolitan Redevelopment Area Plan. (Mary Holton) -----------------------------------------------8

15. Recommendation from the Public Utility Commission for approval to advance to Phase No. 5 (bid and permitting) of the Farmington Electric Utility System's short-term generation project. (Hank Adair) ------------------------------------------9

16. New Business:
(a) Mayor
(b) Councilors
(c) City Manager
   (1) Consideration of cancellation of the March 19, 2019 regular City Council Work Session.
(d) City Attorney
   (1) Resolution No. 2019-1698 -declaring the City of Farmington a 2nd Amendment Preservation City.
17. **Business from the Floor:**

   (1) Items removed from Consent Agenda for discussion.

   (2) Any other Business from the Floor.

18. **Closed Meeting** to discuss request for proposals for report management software, pursuant to Section 10-15-1H(6) NMSA 1978.

19. **Proposal:** Recommendation from the Chief Procurement Officer to award the proposal for report management software (Fire) to ImageTrend, Inc. as the sole proposal is deemed to be fair and reasonable and in the best interest of the City. Proposals opened October 30, 2018.

20. **Adjournment.**

AGENDA ITEM SUPPORT MATERIALS ARE AVAILABLE FOR INSPECTION AND/OR PURCHASE AT THE OFFICE OF THE CITY CLERK, 800 MUNICIPAL DRIVE, FARMINGTON, NEW MEXICO.

ATTENTION PERSONS WITH DISABILITIES: The meeting room and facilities are fully accessible to persons with mobility disabilities. If you plan to attend the meeting and will need an auxiliary aid or service, please contact the City Clerk's Office at 599-1106 or 599-1101 prior to the meeting so that arrangements can be made.
CITY OF FARMINGTON
INTER-OFFICE MEMORANDUM

TO: Mayor Duckett and City Council
FROM: Rosalyn Potter
Contracts Administrator

DATE: February 26, 2019
SUBJECT: 2019 Municipal Utilities Improvements, Bid #19-130371
USING DEPARTMENT: Public Works

A bid opening was held on February 13, 2019 for 2019 Municipal Utilities Improvements. Two (2) bidders responded.

The Central Purchasing Department concurs with the recommendation from Public Works to award the bid to TRC Construction, Inc. from Flora Vista, NM, a responsible bidder submitting the lowest responsive bid meeting specifications for a total awarded amount of $4,072,171.00 plus estimated applicable taxes of $335,954.10. All bidders qualified for the in-state preference.

Rosalyn Potter (Presenter)
Council Meeting 02/26/19

Copy to: Teresa Emrich, Administrative Services Director (Acting)
David Sypher, Public Works Director
Jeff Smaka, Water/Wastewater Administrator

File - 19-130371
CITY OF FARMINGTON - ABSTRACT
2019 Municipal Utilities Improvements
Project #19-01, Bid #19-130371
Bid Opening: February 13, 2019 @ 2:00 P.M.

<table>
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<tr>
<th>Public Works</th>
<th>TRC Construction, Inc.</th>
<th>AUI, Inc.</th>
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<tbody>
<tr>
<td>Engineer's Estimate: $3,400,000</td>
<td>789 HWY 516 Flora Vista, NM 87415 Rick Adair 505-334-8220 <a href="mailto:radair@trc-construction.com">radair@trc-construction.com</a></td>
<td>PO Box 9825 Albuquerque, NM 87119 Darrin Howells 505-242-4848 <a href="mailto:darrinh@auiinc.com">darrinh@auiinc.com</a></td>
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<th><strong>TOTAL BID:</strong> $4,072,171.00</th>
<th><strong>TOTAL BID WITH IN-STATE/VETERANS PREFERANCE APPLIED:</strong> $3,868,562.45</th>
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CITY OF FARMINGTON
INTER-OFFICE MEMORANDUM

TO: Mayor Duckett and City Council
FROM: Kristi Benson, CPPO, CPPB
Chief Procurement Officer
DATE: February 20, 2019
SUBJECT: Wood Distribution Poles, Bid #19-130522
USING DEPARTMENT: Electric Utility

A bid opening was held on February 19, 2019 for Wood Distribution Poles. Two (2) bidders responded.

The Central Purchasing Department concurs with the recommendation from the Electric Utility to award the bid to McFarland Cascade Holdings, Inc. from Tacoma, WA a responsible bidder submitting the lowest responsive bid meeting specifications for a total awarded amount of $475,750.00.

Kristi Benson (Presenter)
Consent Agenda/ Council Meeting 2/26/19

Copy to: Teresa Emrich, Acting Administrative Services Director
Hank Adair, Electric Utility Director
Bob Schrag, Warehouse Superintendent

File – 19-130522

- 2.0 -
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<tr>
<th>Electric Utility</th>
<th>McFarland Cascade Holdings, Inc.</th>
<th>Gorman Company</th>
<th>4819 S. 35th Street</th>
<th>Phoenix, AZ 85040</th>
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*Did not use Bid Form*
A bid opening was held on February 12, 2019 for Switches, Disconnects, Reclosers & Sectionalizers and Padmount Switchgear. Four bidders responded and one submitting an alternate.

The Central Purchasing Department concurs with the recommendation from the Electric Utility to reject the bid for Category One, from Graybar Electric, as non-responsive for not meeting specifications.

The Central Purchasing Department concurs with the recommendation from the Electric Utility to award the bid to Western United from Albuquerque, NM a responsible bidder submitting the lowest responsive bid meeting specifications for all three (3) categories, for a total awarded amount of $166,908.75 plus estimated applicable taxes of $13,769.97.
Revised 2/20/19

CITY OF FARMINGTON - ABSTRACT SCHEDULE
BID: Switches, Disconnects, Sectionalizers & Reclosers, and Padmounted Switchgear  BID#19-130155  OPENING DATE: February 12, 2019 @ 2:00 PM

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<tr>
<th>ELECTRIC UTILITY</th>
<th>Western United Electric 7311 La Morada Albuquerque, NM 87120</th>
<th>Graybar Electric 281 Menall Blvd Albuquerque, NM 87107 (Primary)</th>
<th>Stuart C. Irby 2417 Aztec Road Albuquerque, NM 87107 (Alternate)</th>
<th>Graybar Electric 281 Menall Blvd Albuquerque, NM 87107</th>
<th>Border States Electric 865 S. Browning Pkwy Farmington, NM 87402</th>
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<td>2 Padmount Switchgear</td>
<td>3 Reclosers &amp; Sectionalizers</td>
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Calculation error on line item 2A. Total cost corrected. Did not affect final outcome at bid opening. Category 1 rejected for item D not meeting specifications.
A bid opening was held on February 5, 2019 for Relay Panels for Twin Peaks Substation. Four (4) bidders responded with one (1) submitting an alternate.

The Central Purchasing Department concurs with the recommendation from the Electric Utility to award the bid to McKinley Sales Company from Albuquerque, NM a responsible bidder submitting the lowest responsive bid meeting specifications for a total awarded amount of $469,852.00, plus estimated applicable taxes of $38,762.79.
CITY OF FARMINGTON - ABSTRACT SCHEDULE

BID: Relay Panels for Twin Peaks Substation  OPENING DATE: February 5th, 2019  @ 2:00 PM

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<th>Electric Utility</th>
<th>McKinley Sales Company</th>
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<th>Electrical Power Products</th>
<th>HPI Energy Services</th>
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<td></td>
<td>8325 Washington Street</td>
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Math calculation error on item H. Did not affect final outcome at bid opening.
As per section 11-2-3 of the Farmington City Code, I am requesting that the below listed qualified individual be placed on the Alternate Municipal Judge list for the City of Farmington:

ROBERT MILLER
Previously approved and is currently serving as Alternate Judge.

Respectfully submitted for your consideration.

Thank you.
Adoption of the Planning and Zoning Commission Action as contained within the Community Development Action Summary and approval of Petition SUP 18-100, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth, for outside storage of hazardous materials in the IND, Industrial District, for property located at 3250 Southside River Road with the following conditions:

1. The applicant is to finalize the summary plat that has already been submitted.

2. Prior to any construction for the storage of hazardous material, the applicant shall submit building plans that are consistent with all of the City's current building and fire standards and/or other agency permits for review and approval prior to site work.

3. All required federal, state and local permits and approvals shall be obtained by the applicant and submitted to the City of Farmington prior to any construction or commencement of any work. Any alteration to the proposal that may be required as a result of state or federal agency review must be submitted as a revision to applicable City-issued permits and be reviewed by the Community Development Director.

4. The following minor amendments shall be reviewed and approved by the director:
   (1) Changes that result in a decrease or intensity for the storage of hazardous materials.
   (2) Change in the designation/location of the storage of hazardous materials on the subject property.
   (3) Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) for the subject property.

5. Major amendments. All other proposed amendments not specifically addressed above shall be considered major amendments and must be processed in accordance with the procedures and requirements of Section 8.9.3 Special Use Application process.

The following conditions are requirements of the Fire Department, which shall be responsible for determining compliance with these conditions:

As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003 International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use.
(IFC 2003 - 105.1.2, 2003 IFC - 105.2)

Before any hazardous materials can be stored or used the following shall occur:

1. Provide engineered plans for review and approval to include:
   a. Site Layout with all control areas
   b. Each control area shall identify all chemicals and amounts stored or used in each control area.
c. Scalable with all distances for each control area from all lot lines, buildings and other control areas.
d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
e. All Material Data Sheets, including all mixtures.
f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1.
   b. An updated EAP.

The following conditions are requirements of the Public Works - Engineering Division:

1. According to the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses, Halliburton is required to seek coverage under this permit per Part 8, Subpart I, Sector I of the MSGP.

2. The City requires the Petitioner to submit evidence of compliance with the EPA's NPDES MSGP permit for the protection of the City's Municipal Separate Storm Sewer System (MS4) and associated surface waters within the City limits.

3. A copy of the Notice of Intent (NOI) for coverage under this permit, submitted to the EPA and a copy of the required Drainage Area Site Map, to include stormwater discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls is required to be submitted to the City for our records.

4. This City does not administer the EPA's NPDES MSGP permit. It is the responsibility of the Petitioner to still meet all additional requirements for this permit for the EPA.

5. There is a lot of stormwater runoff of that leaves the property at 3250 Southside River Road. The City requests that the petitioner take measures (cleaning any
ditches or ponding areas that may have silted in) to reduce the amount of runoff that leaves this property during storm events.

6. Applicant must remove silt and restore ponds to capture and retain runoff.

7. Maintain the National Pollutant Discharge Elimination System (NPDES) Multi Use General Permit.

The following recommended Operational Conditions shall be required for the life of the project:

1. If approved, the special use permit shall remain in effect provided that the use meets the conditions imposed by Petition SUP 18-100 and maintains a valid City of Farmington business license.

2. Any contamination/leaks/releases that occur on the property shall be reported immediately to the City's Police Department, Fire Department, Community Development - Building Inspection Division and to all relevant local, state and federal authorities.

3. The City of Farmington reserves the right to revoke this special use permit approval, by future action of the City Council, if the operations pose detrimental health impacts to the surrounding area or environment.

4. Additionally, this Special Use Permit can be revoked if any of the above conditions are not met.

   (Helen Landaverde)

Recommendation of approval by the Planning and Zoning Commission on February 14, 2019 which passed by a vote of 6-0.
ACTION SUMMARY
Petition SUP 18-100
Special Use Permit for Storage of Hazardous Materials at 3250 Southside River Road in the IND, Industrial District
February 14, 2019

1. PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Halliburton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Representative</td>
<td>Vade Hollingsworth</td>
</tr>
<tr>
<td>Date of Application</td>
<td>December 27, 2018</td>
</tr>
<tr>
<td>Requested Action</td>
<td>Special Use Permit for the Storage of Hazardous Materials</td>
</tr>
<tr>
<td>Location</td>
<td>3250 Southside River Road</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Industrial</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>IND Industrial</td>
</tr>
<tr>
<td>Surrounding Zoning &amp; Land Use</td>
<td></td>
</tr>
<tr>
<td>North: IND Industrial/ Commercial</td>
<td></td>
</tr>
<tr>
<td>South: IND Industrial/ Commercial</td>
<td></td>
</tr>
<tr>
<td>East: IND Industrial/ Commercial</td>
<td></td>
</tr>
<tr>
<td>West: IND Industrial/ Commercial</td>
<td></td>
</tr>
<tr>
<td>Notice</td>
<td>Publication of Notice for public hearings of the Planning and Zoning Commission and City Council appeared in the Farmington Daily Times on Sunday, January 27, 2019. Property owners within 100 feet were sent notice by certified mail Wednesday, January 3, 2019 and a sign was posted on Friday, February 1, 2019.</td>
</tr>
<tr>
<td>Staff Planner</td>
<td>Helen Landaverde, Associate Planner</td>
</tr>
</tbody>
</table>

2. STAFF ANALYSIS

Project Description

The applicant, represented by Vade Hollingsworth, is requesting a special use permit for the storage of hazardous materials for property located at 3250 Southside River Road, previously Baker Hughes, in the IND Industrial District.

Pursuant to Table 2.3 of the Unified Development Code (UDC) the storage of hazardous materials is only permitted in the IND district with an approved special use permit. The storage of hazardous materials shall comply with the following standards (UDC 2.4.53):

A. Screening shall be provided in accordance with the requirements of section 5.5.7, screening standards; and section 5.10, residential protection standards, if applicable.

B. Hazardous materials use generation and disposition shall be operated in accordance with the requirements of section 5.11, operational
performance standards (noise, smoke and particulate matter, odorous matter, fire and explosive hazard material).

C. The site shall be kept in an orderly manner, free of litter and debris.
D. Storage of explosives shall be prohibited, unless stored in accordance with the applicable fire code.
E. Flammable liquids or gases in quantities greater than 660 gallons shall be stored underground, unless otherwise permitted by the city.
F. Hazardous materials shall not be allowed in regulatory floodplain. (See section 5.6.2).

Surrounding Properties
The surrounding properties are zoned IND, Industrial District. The following businesses previously operated at 3250 Southside River Road:

- BJ Services USA (1984)
- Baker Hughes Pressure Pumping (2012)

This part of the City was annexed in 1984 after the original subdivision regulations were adopted (June 22, 1971). The subject property is not a lot of record and is considered to be a nonconforming lot. A summary plat (Petition SP 19-04) is currently under review.

There are no adjacent household dwellings. The closest dwellings are approximately 135 feet to the northwest and approximately 639 feet southwest of the subject property (see Figure 1). There are several residential districts fairly distant from the proposed use. The nearest residential district, SF-7 SMHAO, Single-family Special Mobile Home Area Overlay, is approximately 135 feet northwest of the subject property (see Figure 2. City of Farmington Zoning Map).

Figure 1. Household living near proposed use
Flooding Issues and Pond Maintenance

In the past, during large rainfall periods, runoff from the subject property has caused flooding in Southside River Road. It appears that the existing retention ponds on the west side of the property have not been maintained accordingly. As a result the ponds have silted and have contributed to the runoff that leaves the property into Southside River Road during storm events.

Proposal

The applicant, Halliburton, recently purchased the subject property and would like to relocate their operations and inventory (see General Chemical Overview) from 4109 East Main Street to 3250 Southside River Road. The property is approximately 20.55
acres. Halliburton intends to provide oilfield support services at the subject property and is requesting a special use permit for the storage of various hazardous materials.

The applicant is proposing to relocate and store various hazardous materials at 3250 Southside River Road in phases; pending approval for capital funding. The applicant is proposing the following strategy for relocation (see Chemical Relocation/Storage Strategy and Information):

- "Create designated "Control Areas" at 3250 Southside River Road for chemical storage.
- Review existing structures for code compliance (current) and explore necessary improvements required to properly facilitate storage for all respective chemicals.
- Provide a detailed submittal for each Control Area which will include the following:
  - Code review for IBC compliance from a local registered Architect.
  - Halliburton internal compatibility review and staging/storage plan with a general list of chemical types per Control Area.
  - Final review/analysis by a licensed Fire Protection Engineer."

Site Plan Proposal

Halliburton is proposing to have 14 outdoor storage locations as follows (see Figure 3):

Area 1: Chemical Barn - The existing chemical facility will primarily be utilized as a staging area for corrosives.

Area 2: Bulk Cement Plant - currently being renovated for operations consistent with internal Halliburton requirements. This area is for storing bulk cement and fly ash, approximately four (4) existing product silos will be used for storage. Halliburton has no intentions of storing any chemicals placarded as hazardous in silos and/or bulk in the warehouse portion are non-regulated.

Area 3: Outdoor Covered Storage - staging area for dry cement additives (non-regulated).

Area 4: PE (Production Enhancement) Flammable Tote Pad - primary storage area for all flammable chemicals associated with our Production Enhancement service line.

Area 5: Multi Chem. Flammable Bulk Containment - This containment will be constructed to properly store and contain up to six (6) bulk 250bb1 tanks; however, current business requires only three (3).

Area 6: Multi Chem. Flammable Tote Pad - Flammable totes to support our Multi Chem. product service line will be stored in this location.

Area 7: Multi Chem. Corrosives Tote Pad - Corrosive totes to support our Multi Chem. product service line will be stored in this location.
Area 8: Old Baker Hughes Test Tank/Waste Cement Tank - the tanks at this location were utilized for testing pumps (circulating fresh water) by Baker Hughes also one silo was utilized for storage of waste cement.

Area 9: Sand Terminal/Storage - Halliburton would like to utilize these existing sand storage silos in the future.

Area 10: Bulk Fuel Storage Island – There are no intentions to use this space at the moment. Halliburton is currently soliciting bids for the removal of this equipment and we will coordinate the future layout of this area with the City of Farmington.

Area 11: Maintenance Optimization/Function Test – For circulation of fresh water for pumping equipment. This area will consist of a concrete pad roughly 50'x80' and a large fresh water tank utilized to test pumps by circulating fresh water after maintenance is performed.

Area 12: Haz. Waste — Satellite Accumulation Area - This is a small lockable fenced/contained area that will be utilized to store chemicals in preparation for disposal in accordance with internal Halliburton and EPA regulations.

Area 13: Future Cement Lab - Halliburton is currently in the process of final design/layout to expand the footprint of the existing lab within the main office building.

Area 14: Old Baker Hughes Nitrogen Storage Tanks - Halliburton is in the process of removing these tanks. The applicant does not intend to store nitrogen in the yard except for DOT rated transports.

Figure 3. Site Plan
Site Security
The subject property's perimeter is fenced with a 6-foot tall chain link fence. The property has push button access control devices for the entrance/exit gates (see Figure 4). The proposed storage of hazardous chemicals will be located within the fenced area of the subject property and the yard area will be locked during non-operation hours and will be monitored continuously during operation hours. In addition, the applicant proposes to have more automated access control and security cameras on the property.

Figure 4. Halliburton Energy Service General Site Security Layout

Environmental Permits, Authorizations, and Plans
The applicant has also employed the services of TRC Environmental Corporation (TRC) to evaluate and assist with the application of environmental permits, authorizations and plans for the subject property. The following table is a summary of the current status concerning the required environmental permits for storm water, emergency planning, spill prevention, air quality, etc.
Table 1. TRC Status of Applicable Environmental Permits, Authorizations and Plans

<table>
<thead>
<tr>
<th>REQUIRED PERMIT/AUTHORIZATION/PLAN</th>
<th>REGULATORY DRIVER</th>
<th>AGENCY/PROGRAM</th>
<th>SUBMITTAL TIMEFRAME</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Water Discharge Permit, Notice of Intent (NOI)</td>
<td>40 CFR 122</td>
<td>National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (MSGP), 2015</td>
<td>A minimum of 30 days prior to commencing discharge</td>
<td>- Hardcopy NOI drafted for internal review - Electronic NOI to be submitted via EPA CDX Net-MGP at least 30 days before operations commence</td>
</tr>
<tr>
<td>Storm Water Pollution Prevention Plan (SWPPP)</td>
<td>40 CFR 122</td>
<td>NPDES MSGP, 2015</td>
<td>N/A; develop and implement before NOI is submitted, and maintain onsite</td>
<td>- Draft SWPPP has been completed and will be updated in conjunction with projected relocation dates by the Halliburton business unit(s)</td>
</tr>
<tr>
<td>Spill Prevention, Control and Countermeasure (SPCC) Plan</td>
<td>40 CFR 112</td>
<td>U.S. EPA, Region 6</td>
<td>N/A; develop and implement before operations commence</td>
<td>- Draft SPCC Plan has been completed and will be updated in conjunction with projected relocation dates by the Halliburton business unit(s)</td>
</tr>
<tr>
<td>Resource Conservation and Recovery Act (RCRA), EPA Identification Number</td>
<td>40 CFR 282</td>
<td>Hazardous Waste Bureau</td>
<td>Facility start-up; when hazardous waste is generated</td>
<td>- EPA Form 8700-12 (RCRA Subtitle C Site Identification Form) drafted to update information for existing facility - EPA ID NM000804459 Form to be submitted via EPA's RCRAInfo when facility operations commence</td>
</tr>
<tr>
<td>Emergency Planning and Community Right-to-Know Act (EPCRA), Section 311 Initial Chemical Inventory and SDS Submittal</td>
<td>40 CFR 370</td>
<td>New Mexico Department of Homeland Security and Emergency Management (DHSEM), State Emergency Response Commission (SERC) 2) San Juan County Local Emergency Planning Committee (LEPC) 3) Local Fire Department</td>
<td>Within 90 days of threshold volume on site</td>
<td>- To be submitted when threshold volumes are on site - New Mexico has a single-point submission process for Tier II reporting: SERC submits data to LEPC and local Fire Department</td>
</tr>
<tr>
<td>EPCRA, Section 312 Tier II Annual Report</td>
<td>40 CFR 370</td>
<td>New Mexico DHSEM, SERC 2) San Juan County LEPC 3) Local Fire Department</td>
<td>Annually, due March 1 of the following year</td>
<td>- First due by March 1, 2020 - Electronic submittal via EPA's Tier II Submit - New Mexico has a single-point submission process for Tier II reporting: SERC submits data to LEPC and local Fire Department</td>
</tr>
<tr>
<td>Air Quality Bureau New Source Review (NSR) Permit</td>
<td>20.2.72 NMAC</td>
<td>NMED, Air Quality Bureau</td>
<td>Complete</td>
<td>- NSR Permit No. Q24-M3, issued November 29, 2018</td>
</tr>
</tbody>
</table>

Staff Issues:

Community Director – M. Holton: 599-1285 and mholton@fmtn.org
The petitioner must work closely with the Fire Marshal and Building Inspections on this petition. Should an additional public safety access from Browning Road to the tract’s north side be required?

Chief Building Official – D. Childers: 599-1305 and dchilders@fmtn.org
Building permits will be required for all remodeled and new control areas.

Fire Marshall – Brandy Vega: 599-1439 and bvega@firenet.org
As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003
International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use.

(IFC 2003 - 105.1.2, 2003 IFC - 105.2)

Before any hazardous materials can be stored or used the following shall occur:

1. Provide engineered plans for review and approval to include:
   a. Site Layout with all control areas
   b. Each control area shall identify all chemicals and amounts stored or used in each control area.
   c. Scalable with all distances for each control area from all lot lines, buildings and other control areas.
   d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
   e. All Material Data Sheets, including all mixtures.
   f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
   g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
   h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1.
   b. An updated EAP.

Code Compliance – M. Romero: 599-1318 and mromero@fmtn.org

It is a concern that some unauthorized person(s) will gain access to the storage area and tamper with the material that will run in to the streets/public/private property. Having security and or a monitoring system for this area is highly recommended.
Engineer – L. Hale-BlueEyes: 599-1312 and lhblueeyes@fmtn.org
During periods of large rainfall events, runoff from your property has caused flooding in Southside River Road. It appears that retention ponds exist on the west side of your property that have not been properly maintained and the ponds have silted up. Please remove silt and restore ponds to capture and retain runoff.

Engineering – T. Sitta: 505-599-1399 and tsitta@fmtn.org
Outdoor storage of hazardous materials or industrial materials, as listed in the EPA NPDES Multi-Sector General Industrial Permit, shall be permitted under the NPDES Multi-Sector General Permit. Permit coverage documentation will need to be provided to the City as a condition of this Special Use Permit (SUP).

The Haliburton Property at 3250 Southside River Road is considered Industrial. The use of business for Halliburton is considered Oil and Gas Field Services, Not Elsewhere Classified under the SIC Code of 1389 and Support Activities for Oil and Gas Operations NAICS Code 213112. According to the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses, Halliburton is required to seek coverage under this permit per Part 8, Subpart I, Sector I of the MSGP.

The City requires the Petitioner to submit evidence of compliance with the EPA’s NPDES MSGP permit for the protection of the City’s Municipal Separate Storm Sewer System (MS4) and associated surface waters within the City limits. A copy of the Notice of Intent (NOI) for coverage under this permit, submitted to the EPA and a copy of the required Drainage Area Site Map, to include stormwater discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls is required to be submitted to the City for our records.

This City does not administer the EPA’s NPDES MSGP permit. It is the responsibility of the Petitioner to still meet all additional requirements for this permit for the EPA.

Additionally, there is a lot of stormwater runoff of that leaves the property at 3250 Southside River Road. The City requests that the petitioner take measures (cleaning any ditches or ponding areas that may have silted in) to reduce the amount of runoff that leaves this property during storm events.

Surface Land Negotiator for BP – R. Mora: 427-9953 and roland.mora@bpx.com
BP has a pipeline that runs east/west, located on the north property line. BP has been in discussions with the developer as there are concerns for hazardous material within proximity to the pipeline. All issues have been discussed and resolved with the developer and BP’s midstream group. Please ensure that no development is approved within BP’s 40’ wide pipeline ROW.
Special Use Permit Criteria – Section 8.9.4 of the UDC

Section 8.9.4 of the UDC sets forth the criteria for review of a special use permit. The section states that an SUP may be approved where it is reasonably determined that there will be no significant negative impact upon residents of surrounding property or upon the public. Criteria are listed as follows:

A. **Effect on environment:** The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to the neighboring property.

The surrounding properties are zoned IND and the storage of hazardous material is permitted with an approved special use permit. The storage of hazardous materials is compatible with the industrial uses of this area.

The size of the subject property is approximately 20.55 acres and should be sufficient for the storage of hazardous chemicals. Additionally, there are no adjacent household dwellings. The closest dwellings are approximately 135 feet to the northwest and approximately 639 feet southwest of the subject property.

Although there are several residential districts within the vicinity of the subject property, the residences are fairly distant from the proposed use. The nearest residential district, SF-7 SMHAO, Single-family Special Mobile Home Area Overlay, is approximately 135 feet northwest of the subject property.

Best management practices need to be implemented as well as adherence to the City’s building, fire, and engineering standards. In addition, adherence to conditions associated with City and/or other agency permits must be implemented.

The subject property is suitable for the continuation of industrial use as proposed by the applicant with proposed conditions for this Special Use Permit petition. It is not expected for the proposed use to cause significant detriment or injury to the public, adjacent properties, or surrounding area.

All operating characteristics will remain the same and should not affect the surrounding neighborhood or the neighboring property.

B. **Compatible with surrounding area:** The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with relationship to scale, height, landscaping and screening and density.

The surrounding properties are zoned IND District, and the storage of hazardous chemicals is an allowed use with the approval of a Special Use Permit in IND District.
The applicant has submitted a site plan showing the proposed location of the hazardous materials. The subject property is fenced with a 6-foot tall chain link fence and push button access control devices for the entrance/exit gates. The proposed storage of hazardous chemicals will be located within the fenced area of the subject property.

The proposed storage of hazardous chemicals on the subject property is compatible with the surrounding area and is in harmony with the industrial character of this area.

C. **External impacts minimized:** The proposed use shall not have negative impacts on existing uses in the area and in the city through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to the impacts.

The applicant and/or new property owner is required to mitigate any adverse impacts to the area. Improvements and/or development on the subject property will require submission of building plans, that are consistent with all of the City's current building and fire standards and/or other agency permits, for review and approval prior to site improvements and/or development.

D. **Infrastructure impacts minimized:** The proposed use shall not have negative impacts on existing uses in the area and in the city through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

The proposed use will not have a negative impact on existing uses in the area and/or negative impacts on public infrastructure. Adequate facilities and services are currently provided.

E. **Consistent with the UDC and Comprehensive Plan:** The proposed use will be consistent with purposes of this UDC, the Comprehensive Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses otherwise permitted in the zone in which it is located.

The Comprehensive Plan, 2020 Future Land Use Plan, calls for this area to be Light Industrial. A Special Use Permit for the storage of hazardous materials in the IND District is consistent with the UDC and the Comprehensive Plan.

F. **Parcel size:** The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

The subject property has already been developed. The request is for light industrial and should not generate more traffic than what is associated with industrial uses in the IND District.

Any future demolition and redevelopment will need to meet the established requirements of the zoning district.
G. **Site Plan**: The proposed use shall be required to comply with the site plan review procedures and standards of Section 8.5, site plan review, as specified.

The petitioner provided a site plan that conforms to the standards of Section 8.5 (see attachment).

**STAFF CONCLUSION**
Staff concludes that approval of Petition SUP 18-100 is appropriate with conditions. The applicant needs to mitigate impacts to the area. Improvements and/or development on the subject property will require submission of building plans, which are consistent with all of the City’s current building and fire standards and/or other agency permits, for review and approval prior to any site improvements and/or development. Adhering to best management practices will minimize any potential negative impacts on existing uses in the area.

**STAFF RECOMMENDATION**
The Community Development Department recommends approval of Petition SUP 18-100, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth, for the storage of hazardous materials for property located at 3250 Southside River Road in the IND, Industrial District, with conditions:

1. The applicant is to finalize the summary plat that has already been submitted.
2. Prior to any construction for the storage of hazardous material, the applicant shall submit building plans that are consistent with all of the City’s current building and fire standards and/or other agency permits for review and approval prior to site work.
3. All required federal, state and local permits and approvals shall be obtained by the applicant and submitted to the City of Farmington prior to any construction or commencement of any work. Any alteration to the proposal that may be required as a result of state or federal agency review must be submitted as a revision to applicable City-issued permits and be reviewed by the Community Development Director.
4. The following minor amendments shall be reviewed and approved by the director:
   1. Changes that result in a decrease or intensity for the storage of hazardous materials.
   2. Change in the designation/location of the storage of hazardous materials on the subject property.
   3. Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) for the subject property.
5. Major amendments. All other proposed amendments not specifically addressed above shall be considered major amendments and must be processed in
accordance with the procedures and requirements of Section 8.9.3 Special use application process.

The following conditions are requirements of the Fire Department, which shall be responsible for determining compliance with these conditions:

As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003 International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use.

(IFC 2003 - 105.1.2, 2003 IFC - 105.2)

Before any hazardous materials can be stored or used the following shall occur:

1. Provide engineered plans for review and approval to include:
   a. Site Layout with all control areas
   b. Each control area shall identify all chemicals and amounts stored or used in each control area.
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   d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
   e. All Material Data Sheets, including all mixtures.
   f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
   g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
   h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1.
b. An updated EAP.

The following conditions are requirements of the Public Works - Engineering Division:

1. According to the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses, Halliburton is required to seek coverage under this permit per Part 8, Subpart I, Sector I of the MSGP.

2. The City requires the Petitioner to submit evidence of compliance with the EPA's NPDES MSGP permit for the protection of the City's Municipal Separate Storm Sewer System (MS4) and associated surface waters within the City limits.

3. A copy of the Notice of Intent (NOI) for coverage under this permit, submitted to the EPA and a copy of the required Drainage Area Site Map, to include stormwater discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls is required to be submitted to the City for our records.

4. This City does not administer the EPA's NPDES MSGP permit. It is the responsibility of the Petitioner to still meet all additional requirements for this permit for the EPA.

5. There is a lot of stormwater runoff of that leaves the property at 3250 Southside River Road. The City requests that the petitioner take measures (cleaning any ditches or ponding areas that may have silted in) to reduce the amount of runoff that leaves this property during storm events.

6. Applicant must remove silt and restore ponds to capture and retain runoff.

7. Maintain the National Pollutant Discharge Elimination System (NPDES) Multi Use General Permit.

The following recommended Operational Conditions shall be required for the life of the project:

1. If approved, the special use permit shall remain in effect provided that the use meets the conditions imposed by Petition SUP 18-100 and maintains a valid City of Farmington business license.

2. Any contamination/leaks/releases that occur on the property shall be reported immediately to the City's Police Department, Fire Department, Community Development - Building Inspection Division and to all relevant local, state and federal authorities.
3. The City of Farmington reserves the right to revoke this special use permit approval, by future action of the City Council, if the operations pose detrimental health impacts to the surrounding area or environment.

4. Additionally, this Special Use Permit can be revoked if any of the above conditions are not met.

Planning & Zoning Commission Discussion of Petition SUP 18-100 on February 14, 2019

Associate Planner Helen Landaverde presented the staff report for SUP 18-100, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth, for outside storage of hazardous materials in the IND, Industrial District, for property located at 3250 Southside River Road.

This part of the City was annexed in 1984 after the original subdivision regulations were adopted June 22, 1971. The subject property is not a lot of record and is considered to be a nonconforming lot. A summary plat, Petition SP 19-04, is currently under review to come into compliance.

Runoff from the subject property has caused flooding on Southside River Road. It appears that the existing retention ponds on the west side of the property have not been maintained in the past. As a result, the ponds have silted and have contributed to the runoff that leaves the property and runs onto Southside River Road during storm events.

The applicant, Halliburton, recently purchased the subject property and would like to relocate their operations and inventory from 4109 East Main Street to 3250 Southside River Road. The property is approximately 20.55 acres.

Halliburton is proposing to have 14 outdoor storage locations. The details are on pages 4-5 in the February 14, 2019 Planning & Zoning agenda book.

The subject property's perimeter is fenced with a 6-foot tall chain link fence. The property has push button access control devices for the entrance/exit gates. The proposed storage of hazardous chemicals will be located within the fenced area of the subject property and the yard area will be locked during non-operation hours and will be monitored continuously during operation hours. In addition, the applicant proposes to have more automated access control and security cameras on the property.

The applicant has also employed the services of TRC Environmental Corporation to evaluate and assist with the application of environmental permits, authorizations and plans for the subject property. Ms. Landaverde noted a table in the Planning & Zoning agenda book summarizing the current status of the required environmental permits for stormwater, emergency planning, spill prevention, air quality, etc.

The surrounding properties are zoned IND and there are no adjacent household dwellings. The closest dwellings are approximately 135-feet to the northwest and approximately 639-feet southwest of the subject property.
Petition SUP 18-100 is consistent with the 2020 Future Land Use Plan. This plan recommends for this area to be Light Industrial. A Special Use Permit for the storage of hazardous materials in the IND District is consistent with the UDC and the Comprehensive Plan. SUP 18-100 also meets the criteria listed in Section 8.9.4 of the UDC for a Special Use Permit.

The Community Development Department recommends approval with conditions as provided by Community Development, the Fire Department, and Public Works:

1. The applicant is to finalize the summary plat that has already been submitted.
2. Prior to any construction for the storage of hazardous material, the applicant shall submit building plans that are consistent with all of the City’s current building and fire standards and/or other agency permits for review and approval prior to site work.
3. All required federal, state and local permits and approvals shall be obtained by the applicant and submitted to the City of Farmington prior to any construction or commencement of any work. Any alteration to the proposal that may be required as a result of state or federal agency review must be submitted as a revision to applicable City-issued permits and be reviewed by the Community Development Director.
4. The following minor amendments shall be reviewed and approved by the director:
   (1) Changes that result in a decrease or intensity for the storage of hazardous materials.
   (2) Change in the designation/location of the storage of hazardous materials on the subject property.
   (3) Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) for the subject property.
5. Major amendments. All other proposed amendments not specifically addressed above shall be considered major amendments and must be processed in accordance with the procedures and requirements of Section 8.9.3 Special use application process.

The following conditions are requirements of the Fire Department, which shall be responsible for determining compliance with these conditions:

As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003 International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use.

(IFC 2003 - 105.1.2, 2003 IFC - 105.2)

Before any hazardous materials can be stored or used the following shall occur:

1. Provide engineered plans for review and approval to include:
   a. Site Layout with all control areas
   b. Each control area shall identify all chemicals and amounts stored or used in each control area.
c. Scalable with all distances for each control area from all lot lines, buildings and other control areas.
d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
e. All Material Data Sheets, including all mixtures.
f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1.
   b. An updated EAP.

The following conditions are requirements of the Public Works - Engineering Division:

1. According to the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses, Halliburton is required to seek coverage under this permit per Part 8, Subpart I, Sector I of the MSGP.

2. The City requires the Petitioner to submit evidence of compliance with the EPA's NPDES MSGP permit for the protection of the City's Municipal Separate Storm Sewer System (MS4) and associated surface waters within the City limits.

3. A copy of the Notice of Intent (NOI) for coverage under this permit, submitted to the EPA and a copy of the required Drainage Area Site Map, to include stormwater discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls is required to be submitted to the City for our records.

4. This City does not administer the EPA's NPDES MSGP permit. It is the responsibility of the Petitioner to still meet all additional requirements for this permit for the EPA.
5. There is a lot of stormwater runoff of that leaves the property at 3250 Southside River Road. The City requests that the petitioner take measures (cleaning any ditches or ponding areas that may have silted in) to reduce the amount of runoff that leaves this property during storm events.

6. Applicant must remove silt and restore ponds to capture and retain runoff.

7. Maintain the National Pollutant Discharge Elimination System (NPDES) Multi Use General Permit.

The following recommended Operational Conditions shall be required for the life of the project:

1. If approved, the special use permit shall remain in effect provided that the use meets the conditions imposed by Petition SUP 18-100 and maintains a valid City of Farmington business license.

2. Any contamination/leaks/releases that occur on the property shall be reported immediately to the City’s Police Department, Fire Department, Community Development - Building Inspection Division and to all relevant local, state and federal authorities.

3. The City of Farmington reserves the right to revoke this special use permit approval, by future action of the City Council, if the operations pose detrimental health impacts to the surrounding area or environment.

4. Additionally, this Special Use Permit can be revoked if any of the above conditions are not met.

Commissioner Langenfeld asked if the SUP stayed with the property if ownership changed. Ms. Landaverde said an SUP stays with the land for commercial use as long as the use of the property does not change based on the recent amendment to the code regarding SUPs.

Commissioner Freeman said the previous owners of the property, Baker-Hughes, used the property for similar uses. Mr. Freeman asked if Baker-Hughes had an SUP. Ms. Landaverde said she was not aware of an SUP for Baker-Hughes. The use for the previous company may have been a grandfathered use prior to the code. BJ Services owned the land prior to Baker-Hughes.

Vade Hollingsworth, 6 Road 6317, Kirtland, said he is the General Contractor for FCI Construction for this project. Mr. Hollingsworth said his company has been working closely with the City Building Inspection Division. He mentioned that the previous flooding issues were on the west end of the property. All of the hazardous materials will be stored on the eastern side of the property and should not be an issue with flooding.

David Kasnoff, 3199 D Road, Grand Junction, is a representative of Halliburton. He said the property has historically been used for oilfield services. Halliburton has been operating at the Main Street location since 1955. The goal for the new location is to have a safe working environment for employees as well as public safety and safety for
the neighboring community. Halliburton wants to work with the current code standards, said Mr. Kasnoff. It is very important to work hand-in-hand with building inspection, planning, and the fire department. The intent is to consolidate chemical storage to a specific area.

Acting Chair Freeman asked Mr. Kasnoff if he has had a chance to look through the list of conditions and if he had any issues with the conditions.

Mr. Kasnoff said oilfield services are trying to get away from the use of storing chemicals on site. He said he is currently looking through the long list of conditions.

Manuel Garcia, 167 S. Browning Parkway is owner of San Juan Veterinary Hospital, which adjoins the Halliburton property on the northwest side. Mr. Garcia said he is concerned about chemical leakage, especially of hydrochloric acid, and how it could affect his staff and clients.

Mr. Kasnoff reassured Mr. Garcia that Halliburton will not be reusing tanks used by Baker-Hughes and will not be storing a large volume of hydrochloric acid. The goal is to consolidate the footprint to only the chemicals necessary until distribution. Mr. Kasnoff said if hydrochloric acid is stored on the property, it will be on the far side from Mr. Garcia's property. Containment procedures will be in place and the possibility of any runoff will be in the opposite direction. Mr. Kasnoff said Halliburton is working with environmental consultants to prevent discharge of chemicals onto other areas. The goal is to be good neighbors and have full disclosure. Mr. Kasnoff asked for clarification on condition #5 listed under Public Works.

Toni Sitta, City Public Works Engineer, clarified that condition #5 listed under Public Works to clean out ditches or ponding areas that may have silted in is intended to clean out any existing infrastructure to help mitigate any flows that leave the property. Ms. Sitta pointed to an area on the aerial where runoff has previously entered the Southside River Road area. Cleaning up any issues of drainage from practices that existed from the previous owner will be required. Additional stormwater requirements will come on a case-by-case basis during the building permitting process.

Commissioner Davis asked about ramifications if dirt from a property spills onto a public right-of-way. Ms. Sitta said the issue would come under Code Compliance jurisdiction.

Mr. Kasnoff commented that working with City staff has been a very positive experience. He said everyone with the City has been willing to work with him on this project, and he appreciated the various meetings where City staff was able to give recommendations and comments.

Vade Hollingsworth clarified for Mr. Garcia that tanks or vessels built on the property will have a concrete tank below to contain the amount in the vessel if the vessel or tank would fail. There are also other containment features for excessive rain or fire to contain chemicals. Mr. Hollingsworth said there is a gas line that runs between the Halliburton property and the vet clinic. Nothing will be built near that property line. There is a 20-foot setback and Halliburton has extended that setback even further.
Planning & Zoning Commission Action of Petition SUP 18-100 on February 14, 2019

A motion was made by Commissioner Davis and seconded by Commissioner Ragsdale to approve Petition SUP 18-100, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth, for outside storage of hazardous materials in the IND, Industrial District, for property located at 3250 Southside River Road with the following conditions:

1. The applicant is to finalize the summary plat that has already been submitted.
2. Prior to any construction for the storage of hazardous material, the applicant shall submit building plans that are consistent with all of the City’s current building and fire standards and/or other agency permits for review and approval prior to site work.
3. All required federal, state and local permits and approvals shall be obtained by the applicant and submitted to the City of Farmington prior to any construction or commencement of any work. Any alteration to the proposal that may be required as a result of state or federal agency review must be submitted as a revision to applicable City-issued permits and be reviewed by the Community Development Director.
4. The following minor amendments shall be reviewed and approved by the director:
   (1) Changes that result in a decrease or intensity for the storage of hazardous materials.
   (2) Change in the designation/location of the storage of hazardous materials on the subject property.
   (3) Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) for the subject property.
5. Major amendments. All other proposed amendments not specifically addressed above shall be considered major amendments and must be processed in accordance with the procedures and requirements of Section 8.9.3 Special use application process.

The following conditions are requirements of the Fire Department, which shall be responsible for determining compliance with these conditions:

As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003 International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use.
(IFC 2003 - 105.1.2, 2003 IFC - 105.2)

Before any hazardous materials can be stored or used the following shall occur:
1. Provide engineered plans for review and approval to include:
   a. Site Layout with all control areas
   b. Each control area shall identify all chemicals and amounts stored or used in each control area.
   c. Scalable with all distances for each control area from all lot lines, buildings and other control areas.

- 6.22 -
d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
e. All Material Data Sheets, including all mixtures.
f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1.
   b. An updated EAP.

The following conditions are requirements of the Public Works - Engineering Division:

1. According to the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (MSGP) for Industrial Uses, Halliburton is required to seek coverage under this permit per Part 8, Subpart I, Sector I of the MSGP.

2. The City requires the Petitioner to submit evidence of compliance with the EPA's NPDES MSGP permit for the protection of the City's Municipal Separate Storm Sewer System (MS4) and associated surface waters within the City limits.

3. A copy of the Notice of Intent (NOI) for coverage under this permit, submitted to the EPA and a copy of the required Drainage Area Site Map, to include stormwater discharge points from the property, Potential Pollutant Sources, and Erosion and Sediment Controls is required to be submitted to the City for our records.

4. This City does not administer the EPA's NPDES MSGP permit. It is the responsibility of the Petitioner to still meet all additional requirements for this permit for the EPA.
5. There is a lot of stormwater runoff of that leaves the property at 3250 Southside River Road. The City requests that the petitioner take measures (cleaning any ditches or ponding areas that may have silted in) to reduce the amount of runoff that leaves this property during storm events.

6. Applicant must remove silt and restore ponds to capture and retain runoff.

7. Maintain the National Pollutant Discharge Elimination System (NPDES) Multi Use General Permit.

The following recommended Operational Conditions shall be required for the life of the project:

1. If approved, the special use permit shall remain in effect provided that the use meets the conditions imposed by Petition SUP 18-100 and maintains a valid City of Farmington business license.

2. Any contamination/leaks/releases that occur on the property shall be reported immediately to the City's Police Department, Fire Department, Community Development - Building Inspection Division and to all relevant local, state and federal authorities.

3. The City of Farmington reserves the right to revoke this special use permit approval, by future action of the City Council, if the operations pose detrimental health impacts to the surrounding area or environment.

4. Additionally, this Special Use Permit can be revoked if any of the above conditions are not met.

AYE: Acting Chair Freeman, Commissioners Davis, Langenfeld, Lockmiller, Mangum, and Ragsdale.

NAY: None

Abstained: Commissioner Sewell.

Absent: Commissioners Brown, Cardon, and Waldroup.

Motion passed 6-0
### PLANNING MEMO COMMENTS SUMMARY

**SUP 18-100 3250 SOUTHSIDE RIVER ROAD**  
**Deadline: 1/4/19**

<table>
<thead>
<tr>
<th>City of Farmington Departments</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD Director – M. Holton</td>
<td>The petitioner must work closely with the Fire Marshal and Building Inspections on this petition. Should an additional public safety access from Browning Road to the tract's north side be required?</td>
</tr>
<tr>
<td>CD Addressing – Planning Division</td>
<td></td>
</tr>
<tr>
<td>CD Chief Building Official – D. Childers</td>
<td>Building permits will be required for all remodeled and new control areas.</td>
</tr>
<tr>
<td>CD Long Range Planner</td>
<td></td>
</tr>
<tr>
<td>CD MPO</td>
<td></td>
</tr>
<tr>
<td>CD Oil &amp; Gas Inspector – L. Simms</td>
<td></td>
</tr>
<tr>
<td>CITY City Manager's Office – J. Baird</td>
<td>No comment</td>
</tr>
<tr>
<td>ELEC Customer Care Manager – L. Richardson</td>
<td></td>
</tr>
<tr>
<td>ELEC Electrical Engineering – L Aligarbes</td>
<td>No comment</td>
</tr>
<tr>
<td>ELEC T &amp; D – R. Romero</td>
<td></td>
</tr>
<tr>
<td>FIRE Fire Captain – D. Doudy</td>
<td></td>
</tr>
<tr>
<td>FIRE Fire Marshall – B. Vega</td>
<td></td>
</tr>
<tr>
<td>LEGAL City Attorney – J. Breakell</td>
<td>No comment</td>
</tr>
<tr>
<td>LEGAL Deputy City Attorney – E. Wayne</td>
<td></td>
</tr>
<tr>
<td>POLICE Code Compliance – M. Romero</td>
<td>It is a concern that some unauthorized person(s) will gain access to the storage area and tamper with the material that will run in to the streets/public/private property. Having security and or a monitoring system for this area is highly recommended.</td>
</tr>
<tr>
<td>POLICE Sergeant – S. Goodsell</td>
<td>No comment</td>
</tr>
<tr>
<td>PRCA S. Reeves/ R. Crosby</td>
<td>No comment</td>
</tr>
<tr>
<td>PRCA ORII – C. Styron</td>
<td>No comment</td>
</tr>
<tr>
<td>PW Engineer – L. Hale-BlueEyes</td>
<td>During periods of large rainfall events, runoff from your property has caused flooding in Southside River Road. It appears that retention ponds exist on the west side of your property that have not been properly maintained and the ponds have silted up. Please remove silt and restore ponds to capture and retain runoff.</td>
</tr>
<tr>
<td>PW Engineering – T. Sitta</td>
<td>Outdoor storage of hazardous materials or industrial materials, as listed in the EPA NPDES Multi-Sector General Industrial Permit, shall be permitted under the NPDES Multi-Sector General Permit. Permit coverage documentation will need to be provided to the City as a condition of this Special Use Permit (SUP). 1/23/19 Here is a clarification on what I need for drainage</td>
</tr>
</tbody>
</table>
purposes to allow the storage of chemicals
regarding the Special Use Permit for this
property:

The Haliburton Property at 3250 Southside River
Road is considered Industrial. The use of
business for Halliburton is considered Oil and
Gas Field Services, Not Elsewhere Classified
under the SIC Code of 1389 and Support
Activities for Oil and Gas Operations NAICS
Code 213112. According to the EPA's National
Pollutant Discharge Elimination System (NPDES)
Multi-Sector General Permit (MSGP) for
Industrial Uses, Halliburton is required to seek
coverage under this permit per Part 8, Subpart I,
Sector I of the MSGP.

**The City requires the Petitioner to submit
evidence of compliance with the EPA's NPDES
MSGP permit for the protection of the City's
Municipal Separate Storm Sewer System (MS4)
and associated surface waters within the City
limits. A copy of the Notice of Intent (NOI) for
coverage under this permit, submitted to the EPA
and a copy of the required Drainage Area Site
Map, to include stormwater discharge points from
the property, Potential Pollutant Sources, and
Erosion and Sediment Controls is required to be
submitted to the City for our records.** This City
does not administer the EPA's NPDES MSGP
permit. It is the responsibility of the Petitioner to
still meet all additional requirements for this
permit for the EPA.

**Additionally, there is a lot of stormwater runoff
that leaves the property at 3250 Southside
River Road. The City requests that the petitioner
takes measures (cleaning any ditches or ponding
areas that may have silted in) to reduce the
amount of runoff that leaves this property during
storm events.

<table>
<thead>
<tr>
<th>PW</th>
<th>Streets Superintendent</th>
</tr>
</thead>
<tbody>
<tr>
<td>PW</td>
<td>Traffic Engineer – I. BlueEyes</td>
</tr>
<tr>
<td>PW</td>
<td>Water/Waste Water – M. Tso</td>
</tr>
</tbody>
</table>

Other Entities

- New Mexico Gas Company – R. Castillo
- CenturyLink – D. Willato
- Enterprise Field Services
- Comcast Cable – M. Johnson
- CH2MILL OMI
- Surface Land Negotiator for BP – R. Mora

BP has a pipeline that runs east/west, located
on the north property line. BP has been in
discussions with the developer as there are
concerns for hazardous material within
proximity to the pipeline. All issues have been
| Farmington School District – C. Lyons | discussed and resolved with the developer and BP’s midstream group. Please ensure that no development is approved within BP’s 40’ wide pipeline ROW. |
Farmington Fire Department

Requirements for facilities storing and using Hazardous Materials

As a contingency to acquire and maintain the Special Use Permit, the City of Farmington Fire Department sets forth the requirements outlined in the 2003 International Fire Code (IFC) to meet and maintain the minimum requirements of Hazardous Material Storage and Use. (IFC 2003 - 105.1.2, 2003 IFC - 105.2)

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   d. Code analysis following the International Building Code (IBC) and the IFC conducted by a Fire Protection Engineer, or Chemical Engineer.
   e. All Material Data Sheets, including all mixtures.
   f. All chemicals shall be identified by their hazard classes as outlined in the IFC.
   g. All chemicals shall be identified as meeting the Mass Allowable Quantity (MAQ), or exceeding the MAQ as outlined in the IFC.
   h. Detailed construction plans for all needed permits.

2. Develop an Emergency Action Plan (EAP).

3. Provide a detailed description of all processes and storage and intended use of all chemicals.

4. Follow the following requirements in the 2003 IFC
   b. Corrosive Material for all corrosive materials chapter
   c. Flammable and Combustible Liquid chapter
   d. Flammable Solids chapter
   e. Highly Toxic and Toxic Materials chapter
   f. Water Reactive Solids and Liquids chapter

5. The addition of any new chemicals, use of chemicals, control areas or buildings shall require the following before the storage, use or addition of buildings or products:
   a. Same requirements as in #1
   b. An updated EAP.
PETITION APPLICATION

Incomplete applications will not be accepted. Return completed application to:

Planning Division
Community Development Department
City of Farmington
800 Municipal Drive
Farmington, NM 87401
(505) 599-1317
(505) 599-1299 (fax)

PROJECT TYPE (Check Those Applicable)

- [ ] Annexation and/or Zoning
- [ ] Preliminary Plat
- [ ] Final Plan
- [ ] Summary Plat
- [ ] Special Use Permit
- [ ] Special Use Permit
- [ ] Variance (ARB)
- [ ] Zone Change to ______ District
- [ ] Temporary Use Permit
- [ ] Proposed Length of Use:
- [ ] Well site equipment modification

INFORMATION

Applicant's Name: David Kasten
Address: 3199 D Road, Grand Junction, CO 81504
E-Mail: 
Telephone: 
Relationship to Property Owner:

Legal Description of Subject Property:

Is Property subject to deed restrictions, covenants, or homeowners' association agreements? Yes [ ] No [ ]

REPRESENTATIVE / CONTACT PERSON (if other than applicant)
Name: Wade Hollingsworth
E-Mail: HollingsworthFCINMULC.com
Phone: (970)-491-5009
Address: 1427 West Aztec Blvd. Suite C3 Aztec NM 83110

PROPERTY OWNER (Identity General Partners, Managing Partner, Corporation President and Secretary; specify type of ownership interest; Fee, Real Estate Contracts, Option to Purchase)
Name: 
Phone: 
Address: 

MORTGAGE HOLDERS (if any)
Name: 
Phone: 
Address: 

OWNER CERTIFICATION

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filling this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I request permission for authorized officials of the City of Farmington or Planning and Zoning Commission to enter the premises described in this application. I understand the application will generally be reviewed by City Council at their next regular meeting following the P&Z review.

Owner's Signature ____________________________

Received By: ___________________________________
Date: 12/18/19
Fee Received: $100
Object File No: SUP-100
Location File No: KIA-U-2019, CC 2224
Date of Hearing/Meeting: 2/6/19, CC 2/26/19

****STAFF USE ONLY ****

- [ ] Blueprints Copies of Plans
- [ ] Ownership Report (subject and surrounding properties)
- [ ] Legal Description
- [ ] Detailed Statement of Proposed Use
To Whom It May Concern,

Halliburton Energy Services Inc. recently purchased the old Baker Hughes facility located at 3250 Southside River Road. Our intention is to relocate our operations from 4109 E Main Street once all renovation projects are complete. Halliburton will utilize the site similar to the prior owners/occupants at this location, providing oilfield support services.

Halliburton has been working directly with the local Building and Fire Departments on our relocation efforts and particularly with regards to proper chemical storage at the new facility. Halliburton utilizes general chemicals in support of local oil and gas support activities. A comprehensive list from our DRAFT 2018 Tier II inventory is attached for reference and it is our intention to ultimately relocate the majority of our current inventory at 4109 E Main Street to the new facility. General classifications for products include flammables, corrosives, and oxidizers. Our strategy for relocation is bulleted out below:

- Create designated “Control Areas” at 3250 Southside River Road for chemical storage
- Review existing structures for code compliance (current) and explore necessary improvements required to properly facilitate storage for all respective chemicals
- Provide a detailed submittal for each Control Area which will include the following:
  - Code review for IBC compliance from a local registered Architect
  - Halliburton internal compatibility review and staging/storage plan with a general list of chemical types per Control Area
  - Final review/analysis by a licensed Fire Protection Engineer
We greatly appreciate the support to date offered by all local agencies as we continue to execute this move. Halliburton feels that this location will provide a better long term strategy to support the San Juan basin and community in general.

Do not hesitate to contact me direct with any questions or concerns or if you require additional information regarding any specific aspect of our move.

Regards,

David Kasnoff, Real Estate Services Manager
Halliburton Energy Services
### General Chemical Overview

3250 Southside River Road, Farmington, NM
Based on 2018 Chemical Inventory for 4109 E Main, Farmington, NM

<table>
<thead>
<tr>
<th>Halliburton Material No.</th>
<th>Material Description</th>
<th>Solid, Liquid, Gas</th>
<th>NFPA/RC</th>
<th>Hazard Classification</th>
<th>Container Type</th>
<th>Average Amount in Storage (lbs)</th>
<th>Maximum Amount in Storage (lbs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AC000636</td>
<td>CHEM, MC B-8615. 330 GAL TOTE</td>
<td>Liquid</td>
<td>Class III</td>
<td>Flammable liquid, Toxic, Corrosive, N.O.S.</td>
<td>500 GAL TOTE</td>
<td>2,943</td>
<td>3,343</td>
</tr>
<tr>
<td>MB006427</td>
<td>CHEM, MC B-8614. 330 GAL TOTE</td>
<td>Liquid</td>
<td>Class III</td>
<td>Not restricted</td>
<td>330 GAL TOTE</td>
<td>2,085</td>
<td>11,081</td>
</tr>
<tr>
<td>MB006252</td>
<td>CHEM, MC B-8615. 330 GAL TOTE</td>
<td>Liquid</td>
<td>Class III</td>
<td>Flammable liquid, N.O.S.</td>
<td>330 GAL TOTE</td>
<td>164</td>
<td>164</td>
</tr>
<tr>
<td>HM019018</td>
<td>CHEM, MCR, EXCEL0R-5. 330 GAL TOTE</td>
<td>Liquid</td>
<td>Class III</td>
<td>Flammable liquid, N.O.S.</td>
<td>BULK TRANSPORT</td>
<td>4,058</td>
<td>48,670</td>
</tr>
<tr>
<td>HM006424</td>
<td>CHEM, MCR, CT-106/40, bulk</td>
<td>Solid</td>
<td>Not restricted</td>
<td>Class III</td>
<td>SOL</td>
<td>530,247</td>
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<td>Class III</td>
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**Notes:**
- SILOS: Specialized Intermediate Storage Locations
- BULK TRANSPORT: BULK TRANSPORT
- BULK: BULK TRANSPORT
- SOL: SOLID
- PAIL: PAIL
- CAN: CAN
- TOTE: TOTE
- BUCKET: BUCKET
- BULK: BULK TRANSPORT
- SOLID: SOLID
- PAIL: PAIL
- CAN: CAN
- TOTE: TOTE
- BUCKET: BUCKET

---

**Page 1 of 4**

Halliburton Energy Services, Inc.
<table>
<thead>
<tr>
<th>Halliburton Material No.</th>
<th>Material Description</th>
<th>Solid, Liquid, Gas</th>
<th>NFPA/IBC</th>
<th>Hazard Classification</th>
<th>Container Type</th>
<th>Average Amount in Storage (%)</th>
<th>Maximum Amount in Storage (%)</th>
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<tbody>
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<td>HM006355</td>
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<td>BAROID 41 - 100 lb BAG</td>
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<td>55 GAL DRUM</td>
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<td>CHEM-Eclipse 225 Clean-Up, Tote Tank</td>
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<td>330 GAL TOTE</td>
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<td>Chem, TENS Fiber 50K-35 lb Box</td>
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<td>Sand-200 Mesh Silica Flour (Bulk) SSA-1</td>
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<td>2000 LB SACK</td>
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<td>50LB BAG</td>
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<td>CHEM, HYDROCHLORIC ACID, 25%, BULK</td>
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<td>Corrosive Liquid, Hydrochloric Acid</td>
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<td>HM003245</td>
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<td>Material Description</td>
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<td>Hazard Classification</td>
<td>Container Type</td>
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<td>Maximum Amount in Storage</td>
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<td>General Chemical Overview</td>
<td>3250 Southside River Road, Farmington, NM</td>
<td>Based on 2018 Chemical Inventory for 4109 E Main, Farmington, NM</td>
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General Chemical Overview
3250 Southside River Road, Farmington, NM
Based on 2018 Chemical Inventory for 4109 E Main, Farmington, NM

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<tr>
<th>Halliburton Material No.</th>
<th>Material Description</th>
<th>Solid, Liquid, Gas</th>
<th>EPA/HGIC</th>
<th>HazMat Classification</th>
<th>Container Type</th>
<th>Average Amount in Storage (lb)</th>
<th>Maximum Amount in Storage (lb)</th>
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<td>50 LB BAG</td>
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<td>CHEM, BALIOON (PER 300 LB)</td>
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<td>45 LB DRUM</td>
<td>2,084</td>
<td>2,875</td>
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</table>

NOTE: Chemicals will be segregated in accordance with applicable OSHA, DOT, EPA and Uniform Fire Code requirements, and Halliburton Standard ST-GL-MAI-450-0022 [Hazardous Chemical Product Handling and Storage].
February 2, 2019

City of Farmington New Mexico
Planning Department
800 Municipal Drive
Farmington NM, 87401

David Kasnoff, Real Estate Services Manager
Halliburton Energy Services
3199 D Road
Grand Junction CO, 81504

Subject: Halliburton Energy Services – Planning Submittal
Re: Relocation to 3250 Southside River Road
General Site Security Layout

To Whom It May Concern,

Halliburton Energy Services Inc. recently purchased the old Baker Hughes facility located at 3250 Southside River Road. Our intention is to relocate our operations from 4109 E Main Street once all renovation projects are complete. Halliburton will utilize the site similar to the prior owners/occupants at this location, providing oilfield support services.

Please take a moment to review the attached Site Security Layout (Figure 1) and the associated legend below:

- Denotes General Chemical Storage Control Areas
- Denotes 6' commercial grade chain link perimeter fencing
- Denotes entrance/exit gates with push button access control

The site was acquired with full perimeter fencing and push button access control at locations noted. Pending approval for additional capital funding Halliburton Energy Services will pursue additional automated access control and security cameras as we develop our operational footprint on site.

Do not hesitate to contact me directly with any questions or concerns or if you require additional information regarding any specific aspect of our move.

Regards,

David Kasnoff, Real Estate Services Manager
Halliburton Energy Services
Figure 1 – Halliburton Energy Services General Site Security Layout
February 1, 2019

City of Farmington
Planning Division
Community Development Department
800 Municipal Drive
Farmington, New Mexico 87401

Re: Halliburton Energy Services
3250 Southside River Road, Farmington, New Mexico
Status of Applicable Environmental Permits, Authorizations and Plans

To Whom It May Concern,

TRC Environmental Corporation (TRC) has been retained by Halliburton Energy Services Inc. (Halliburton) to evaluate applicable environmental requirements and assist with the development of related permits, authorization and plans for the Halliburton facility located at 3250 Southside River Road, Farmington, New Mexico.

The table on the following page provides a summary of required environmental permits, authorizations and plans, the regulatory drivers, governing agencies, submittal timeframes and current status.

Please do not hesitate to contact me at JDecker@trcsolutions.com or (970) 484-3263, ext. 15965 with questions, or if you require additional information.

Regards,

Jean Decker, CPEA
Senior Project Manager
<table>
<thead>
<tr>
<th>REQUIRED PERMIT/AUTHORIZATION/PLAN</th>
<th>REGULATORY DRIVER</th>
<th>AGENCY/PROGRAM</th>
<th>SUBMITAL TIMEFRAME</th>
<th>STATUS</th>
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| Storm Water Discharge Permit, Notice of Intent (NOI) | - 40 CFR 122   
- National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (MSGP), 2015 | U.S. Environmental Protection Agency (EPA), Region 6 
NPDES Stormwater Program | A minimum of 30 days prior to commencing discharge | - Hardcopy NOI drafted for internal review 
- Electronic NOI to be submitted via EPA eCOX Net-MSGP at least 30 days before operations commence |
| Storm Water Pollution Prevention Plan (SWPPP) | - 40 CFR 122  
NPDES MSGP, 2015 | U.S. EPA, Region 6 
NPDES Stormwater Program | N/A; develop and implement before NOI is submitted, and maintain onsite | - Draft SWPPP has been completed and will be updated in conjunction with projected relocation dates by the Halliburton business unit(s) |
| Spill Prevention, Control and Countermeasure (SPCC) Plan | 40 CFR 112 | U.S. EPA, Region 6 
NPDES Stormwater Program | N/A; develop and implement before operations commence | - Draft SPCC Plan has been completed and will be updated in conjunction with projected relocation dates by the Halliburton business unit(s) |
| Resource Conservation and Recovery Act (RCRA), EPA Identification Number | 40 CFR 262  
20.4.1 NMAC | New Mexico Environment Department (NMED), Hazardous Waste Bureau | Facility start-up; when hazardous waste is generated | - EPA Form R700-12 (RCRA Subtitle C Site Identification Form) drafted to update information for existing facility 
EPA ID NM0000804419 
Form to be submitted via EPA's RCRAInfo when facility operations commence |
| Emergency Planning and Community Rights-to-Know Act (EPCRA), Section 311 Initial Chemical Inventory and SDS Submittal | 40 CFR 370 | 1) New Mexico Department of Homeland Security and Emergency Management (DHSEM), State Emergency Response Commission (SERC) 
2) San Juan County Local Emergency Planning Committee (LEPC) 
3) Local Fire Department | Within 90 days of threshold volume on site | - To be submitted when threshold volumes are on site 
- New Mexico has a single-point submission process for Tier II 
reporting; SERC submits data to LEPC and local Fire Department |
| EPCRA, Section 312 Tier II Annual Report | 40 CFR 370 | 1) New Mexico DHSEM, SERC 
2) San Juan County LEPC 
3) Local Fire Department | Annually, due March 1 of the following year | - First due by March 1, 2020 
- Electronic submission via EPA's Tier2Submit 
- New Mexico has a single-point submission process for Tier II reporting; SERC submits data to LEPC and local Fire Department |
| Air Quality Bureau New Source Review (NSR) Permit | 20.2.72 NMAC | NMED, Air Quality Bureau | Complete | - NSR Permit No. 0243-M3, Issued November 29, 2018 |
Notice is hereby given that the following application has been filed with the Planning and Zoning Commission of the City of Farmington, New Mexico:

Petition No. SUP 18-005 - a request from David Kewliff with Haltburton, represented by Yvad Holmberg, for a deviation to the Ordinance of the City of Farmington, in the I-10 Industrial District for property located at 3250 Southside River Road, in the City of Farmington, San Juan County, New Mexico, as described below:

LEGAL DESCRIPTION
That part of the W1/2SW1/4 of Section 13 and in Township 29 North of Range 14W, and That part of the E1/2SE1/4NE1/4 of Section 14 in Township 29 North of Range 13.

Pursuant to the provisions of Section 2-31-6, New Mexico Statutes Annotated, 1978 Compilation, notice is hereby given that this petition will be considered at the regularly scheduled Public Hearing of the Planning and Zoning Commission of the City of Farmington on Thursday, February 14, 2019, at 5:00 p.m. in the City Council Chambers at City Hall, 200 Municipal Drive, Farmington, New Mexico. If a quorum of the Commission is not present, the Public Hearing will be continued by the City Council at a later date. All interested individuals are invited to attend the hearing and shall have an opportunity to be heard with respect to the subject Petition.

Karen Walker
Administrative Assistant

January 23, 2019

Dear Property Owner:

Notice is hereby given that an application has been filed with the Planning and Zoning Commission of the City of Farmington, New Mexico, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth, for outside storage of hazardous materials in the IND, Industrial District for property located at 3250 Southside River Road, in the City of Farmington, San Juan County, New Mexico, as described below:

LEGAL DESCRIPTION
That part of the W/2SW/4NW/4 of Section 13 and in the E/2SE/4NE/4 of Section 14, in Township 29 North of Range 13W, and
That part of the E/2SE/4NE/4 of Section 14 in Township 29 North of Range 13,
Less and except that part of the E/2SE/4NE/4 of Section 14 in Township 29 North of Range 13W, and
That part of the E/2SE/4NE/4 of Section 14, in Township 29 North of Range 13W, N.M.P.M., in the City of Farmington, San Juan County, New Mexico.
Otherwise known as 3250 Southside River Road

Pursuant to the provisions of Section 3-21-6, New Mexico statutes Annotated, 1978 Compilation, notice is hereby given that the petition will be heard in a public hearing by the Planning and Zoning Commission of the City of Farmington on Thursday, February 14, 2019 at 3:00 p.m., in the City Council Chambers at City Hall, 800 Municipal Drive, Farmington, New Mexico. If forwarded by the Commission, this item will be reviewed by the City Council on Tuesday, February 26, 2019 at 6:00 p.m., in the City Council Chambers. All persons shall have an opportunity to be heard why said application should be granted or denied. All persons of interest and citizens are invited to attend said hearing.

You are receiving this letter because you may own property within 100 feet (excluding public right-of-way) of the proposed change. You are invited to attend the hearing noted above or submit written comments prior to the meeting to the Community Development Department – Planning Division at 800 Municipal Drive, Farmington, New Mexico 87401. Please be advised that all submitted comments will become public record and that there is the possibility that any petition may be withdrawn before the hearing date.

If you have any questions or would like additional information regarding this notice or the petition, please contact Helen Landaverde at 505-599-1282 or hlandaverde@fmtn.org.

Sincerely,

Karen Walker
Administrative Assistant
Names and Tax-Roll Addresses of Owners Within One Hundred (100) Feet (excluding roadways and easements) of the Following Described Property Referenced as TRACT I:

That part of the West One-Half of the Southwest Quarter of the Northwest Quarter (W/2SW/4NW/4) of Section Thirteen (13) and in the East One-Half of the Southeast Quarter of the Northeast Quarter (E/2SE/4NE/4) of Section Fourteen (14), in Township Twenty-Nine (29) North of Range Thirteen (13) West, N.M.P.M., San Juan County, New Mexico, more particularly described as follows:
BEGINNING at the West quarter corner of said Section 13;
THENCE North 89°58' East 309.00 feet;
THENCE North 00°06' East 1316.91 feet;
THENCE South 89°58' West 496.38 feet;
THENCE South 00°06' West 1313.92 feet;
THENCE South 89°07'08" East 187.39 feet to the point of beginning.

AND

That part of the East One-Half of the Southeast Quarter of the Northeast Quarter (E/2SE/4NE/4) of Section Fourteen (14) in Township Twenty-Nine (29) North of Range Thirteen (13), N.M.P.M., San Juan County, New Mexico, and more particularly described as follows:
BEGINNING at a point which is North 89°07'08" West 187.39 feet and North 00°06'00" East 32.17 feet from the East quarter corner of said Section 14;
THENCE North 00°06'00" East 1281.75 feet;
THENCE South 89°58'00" West 286.33 feet;
THENCE South 08°09'40" East 1293.13 feet;
THENCE South 89°07'08" East 100.54 feet along a fence to the point of beginning.

LESS AND EXCEPT, HOWEVER, The Following Tract:
That part of the East One-Half of the Southeast Quarter of the Northeast Quarter (E/2SE/4NE/4) of Section Fourteen (14), in Township Twenty-Nine (29) North of Range Thirteen (13) West, N.M.P.M., San Juan County, New Mexico, and more particularly described as follows:
BEGINNING at a point which is North 89°07'08" West 283.60 feet and North 07°32'15" West 32.52 feet from the East quarter corner of said Section 14;
THENCE North 08°09'40" West 1293.13 feet;
THENCE North 89°58'00" East 14.19 feet to the chain link fence constructed by the Western Company of North America in 1980;
THENCE South 07°32'15" East 1291.20 feet along said fence to the point of beginning.

AND

That part of the East One-Half of the Southeast Quarter of the Northeast Quarter (E/2SE/4NE/4) of Section Fourteen (14), in Township Twenty-Nine (29) North of Range Thirteen (13) West, N.M.P.M., San Juan County, New Mexico, and more particularly described as follows:
BEGINNING at a point which is North 89°07'08" West 187.39 feet from the East quarter corner of said Section 14;
THENCE North 89°07'08" West 96.21 feet;
THENCE North 07°32'15" West 32.52 feet;
THENCE South 89°07'06" East 100.54 feet;
THENCE South 00°06'00" West 32.17 feet to the point of beginning.
TRACT 1
Halliburton Energy Services, Inc.
3000 North Sam Houston Parkway East
Houston, TX 77032

TRACTS 2 & 4
Pinon Hills Community Church
5101 North Dustin Avenue
Farmington, NM 87401

TRACT 3
LAB Properties, LLC
3204 Southside River Road
Farmington, NM 87401

TRACT 5
Daysoff Investment, LLC
1309 Camina Contenta
Farmington, NM 87401

TRACT 6
167 Browning, LLC
167 South Browning Parkway
Farmington, NM 87401

That part of the W/2SW/4NW/4 of Section 13 and the E/2SE/4NE/4 of Section 14, in Township 29, North of Range 13 West, N.M.P.M., San Juan County New Mexico.

Book 1631, page 228

That part of the SE/4NE/4 of Section 14, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.

Book 1615, page 698

AND

Lot 6B, of the COY ACRES NO. 2 SUBDIVISION REPLAT "A", in the City of Farmington, San Juan County, New Mexico, filed for record May 10, 2004 and that part of the NE/4NE/4 of Section 14, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.

Book 1614, page 579

Tract 2A, of the L.A.B SUBDIVISION, in the City of Farmington, San Juan County, New Mexico, filed for record July 10, 2001.

Book 1326, page 685

Lot 2, of the JW FARMINGTON SUBDIVISION, in the City of Farmington, San Juan County, New Mexico, filed for record June 29, 2012.

Book 1541, page 368

That part of the W/2NW/4 of Section 13, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.

Book 1632, page 481

- 6.44 -
TRACT 7
Parkway, LLC
10420 Tasajillo Cove
Austin, TX 78739
Lot 1-A1, of the DOS HOMBRES SUBDIVISION REPLAT "B", in the City of Farmington, San Juan County, New Mexico, filed for record December 8, 2016.
Book 1451, page 108

TRACT 8
Parkway, LLC
C/O Randy Jensen, Sharon Jensen, and Kory Jensen
2517 San Juan Boulevard
Farmington, NM 87401
Lot 2A, of the DOS HOMBRES SUBDIVISION REPLAT "B", in the City of Farmington, San Juan County, New Mexico, filed for record December 8, 2016.
Book 1620, page 297

TRACT 9 & 10
Merle A. and Cheryl Ann Monk
3114 Southside River Road
Farmington, NM 87401
That part of the W/2SW/4NW/4 of Section 13, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.
Book 1229, page 564

AND

That part of the SW/4NW/4 of Section 13, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.
Book 1229, page 564

TRACT 11
Fritz and Digman, Incorporated
P.O. Box 70024
Albuquerque, NM 87197
That part of the NW/4SW/4 of Section 13, and that part of the NE/4SE/4 of Section 14, in Township 29, North of Range 13 West, N.M.P.M., San Juan County, New Mexico.
Book 427, page 17

TRACT 12
Farmington School District No. 5
P.O. 5850
Farmington, NM 87499
That part of the E/2W/2NE/4SE/4 and W/2E/2NE/4SE/4 of Section 14, in Township 29 North of Range 13 West, N.M.P.M., San Juan County, New Mexico
Book 352, page 249
TO: 12/7/2018, 4:30 p.m.

LIABILITY LIMITED TO THE AMOUNT PAID FOR THIS CERTIFICATE.

SAN JUAN COUNTY ABSTRACT & TITLE COMPANY

By: Kristina Mitchell, Abstracter
Aerial Adventures
Lake Farmington & Berg Park
market analysis

Community Input + Survey
Location + Experience

Lake Farmington

Berg Park
Lake Farmington

Big views / thrill factor
“Wind in your hair”
Zip Lines over/across the Lake (dual racing)
Tower overlook + integrated adventures
Phase 2 “Over the Water” adventure
Multi-generational engagement
Regionally appropriate theming
ENTRY TOWER
85' LAUNCH HEIGHT
ENTRY TOWER
THE BEACH
ENTRY TOWER
7.3 -
Phase 2:
"Over the Water" Adventure
Placemaking

Programming

Food Trucks / Picnic seating
Lighting / Night course
Brewery / Mobile bar
Adventure races / Team events
Music / Stage
Fire Dept. training
Season pass
Punch cards
Party rentals
Bus parking
Berg Park

"Forest Adventure"
Focus on youth and nature play
Netted aerial playground
Group educational challenges
Ground-level interactivity
Unsupervised
Ecological sensitivity/restoration
Interpretation
Spider Maze

Spider Maze

- 7.8 -
Treehouse
/Dock

Giant Swing
Climbing Logs
/Boulders

Swinging Net

Lava Pit

Willow Maze
Builder's Nest

Pulley Chairs /Fulcrum

Questions

groundworkstudio

BONSAI
Memo

To: Mayor Duckett and Members of the City Council
From: Mary L. Holton, AICP
Date: February 26, 2019
Subject: Proposed MRA Plan Update – Council Consideration of Adoption

The MRA Plan Update was kicked off by the consultants, Liza Miller and Ben Savoca of ARC, Inc., on July 31, 2018, with a 10-member Steering Committee. The Steering Committee was composed of MRA business and property owners who provided the consultant with ongoing input. A total of five (5) monthly noticed meetings were held by the Steering Committee through November 2018.

Additionally, several noticed focus group meetings were held with Mayor and Council Members, among other participants, attending many of them.

Reports on the Update’s progress were provided to the MRA Commission on a monthly basis during their regularly scheduled meetings.

The meetings culminated in the two-day Design Charrette at Downtown HQ on October 26-27.

The consultants additionally presented the draft Plan update to the Mayor and City Council during its work session in December 2018.

Most meetings were held in the MRA at Downtown HQ or the Downtown Center.

The MRA Commission also worked diligently by providing direction and revisions on several drafts between December and February.

At the MRA Commission’s regular meeting on February 19, 2019, a motion was made by Commissioner Dykeman to recommend approval of the MRA Plan Update Draft with the discussed corrections from Commissioners. The motion was seconded by Commissioner McNally. The vote was 5-0.

The final version of the MRA Plan Update is expected on February 21 and will be provided to you as soon as possible.

The consultant plans to attend your meeting on February 26 to present the MRA Plan Update.

A resolution has been prepared for your consideration of adoption.
RESOLUTION NO. 2019-1697

A RESOLUTION ADOPTING THE METROPOLITAN REDEVELOPMENT AREA PLAN UPDATE

WHEREAS, the Farmington City Council previously adopted Resolution No. 2006-1172, designating the area to be included in the Downtown Metropolitan Redevelopment Area (Downtown MRA); and

WHEREAS, the Farmington City Council previously adopted Ordinance No. 2007-1179 creating the Farmington Metropolitan Redevelopment Agency; providing for a Board of Commissioners; and establishing the powers and duties of the Agency; and

WHEREAS, the Farmington Metropolitan Redevelopment Agency was created to assist the City in the development and implementation of the redevelopment plans for the Downtown MRA and other future Metropolitan Redevelopment Areas that may be established by the City; and

WHEREAS, the Farmington City Council previously adopted Resolution No. 2009-1331, adopting the Metropolitan Redevelopment Area Plan; and

WHEREAS, the City, selected a consultant (Architectural Research Consultants, Inc.) to prepare an update to the 2009 Metropolitan Redevelopment Area Plan; and

WHEREAS, the Farmington Metropolitan Redevelopment Agency, utilizing a steering committee consisting of area business owners, property owners, residents, bankers and investors, conducted numerous public meetings at which comments were gathered and considered in the preparation of the Farmington Metropolitan Redevelopment Plan Update.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Farmington finds that the plan satisfies the criteria set forth in NMSA 3-60A-9 C (1-4) to wit:

1. the proposed activities of the Farmington Redevelopment Plan Update will aid in the elimination or prevention of slum or blight, or the conditions which lead to the development of slum or blight;
2. the plan update conforms to the general plan for the municipality as a whole; and
3. the plan update affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the plan justify the proposed activities as public purposes and needs.

NOW THEREFORE, be it further resolved that the Metropolitan Redevelopment Area Plan Update is hereby adopted as the guiding document for the development and implementation of redevelopment plans for the Downtown MRA of the City of Farmington.

PASSED, SIGNED, APPROVED AND ADOPTED this 26th day of February, 2019.

Nate Duckett, Mayor

SEAL

ATTEST:

Dianne Smylie, City Clerk
Memo

To: Mayor, City Council
From: Hank Adair, FEUS Director
CC: Rob Mayes, Dianne Smylie
Date: 2/21/2019
Re: February 26th, Recommendation for Approval to Advance to Phase 5 of the FEUS Short Term Generation Project

Mayor and Council,

The Farmington Electric Utility System (FEUS) has been working to proceed with evaluation and execution of plans related to changes and additions to the utility’s generation portfolio. The utility Integrated Resource Plan (IRP) was completed in 2017 and approved by council in July of that year. The best portfolio based on the key objectives of cost, risks, environmental, and operational, was the installation of reciprocating engines in the short term, installation of a combined cycle generation asset in the mid-term, and installation of a utility solar installation in the long term.

FEUS has continued to execute on this plan and has focused on the short term generation project. This has included hiring Black and Veatch through competitive bid to perform as the owners engineer for the project, and budgeting for the project in the utility’s capital plans. The project has progressed through initial engineering and analysis to the point of recommendation of approval to go to the next step of the project process. This is completing the scopes of work and initiating the bid process for the three key components of the project.

FEUS is recommending to council for approval that the project advance to the bid and permitting phase of the project. This project was presented to Public Utility Commission (PUC) on February 13, 2019 for recommendation to provide council advisement to proceed. It was approved by the PUC unanimously 10-0 to proceed to the next phase of the project.

Recommendation to Council: FEUS is recommending to council for approval that the FEUS short term generation project advance to the bid and permitting phase of the project.
CITY OF FARMINGTON
INTER-OFFICE MEMORANDUM

TO: Mayor Duckett and City Council
FROM: Kristi Benson, CPPO, CPPB
Chief Procurement Officer
DATE: February 20, 2019
SUBJECT: Report Management Software, RFP #19-128917
USING DEPARTMENT: Fire Department

A proposal opening was held on October 30, 2018 for Report Management Software. One (1) offer was submitted.

The name of the business submitting the sole response is ImageTrend, Inc., Lakeville, Minnesota.

The Central Purchasing Department concurs with the recommendation from the evaluation committee to award the contract to ImageTrend, Inc. as a qualified firm submitting the only responsive proposal which is deemed to be advantageous and in the best interest of the City. The single response documentation memo is attached. Award is based on the pricing schedule for services as required. The Offeror did not qualify for the In-State or Veterans preference.

Kristi Benson (Presenter)
Council Meeting – February 26, 2019 Close/Reopen

Copy to:
Teresa Emrich, Acting Administrative Services Director
David Burke, Fire Department Chief
File – 19-128917 ct

Evaluation Committee:
Robert Sterrett, Fire Department Captain
Bobby Kimball, GIS Supervisor
Mark Mordecki, Fire Department Engineer
Jeremy Tally, Fire Department IT Technician
Cameron Kautzman, Fire Department Lieutenant
TO: Report Management Software, RFP #19-12819
FROM: Christina Tyler, Buyer I
DATE: October 31, 2018
SUBJECT: Single Response Documentation

131 Companies were notified of this solicitation.

The following firms were contacted regarding this solicitation and requested information regarding their decision not to respond to the above RFP.

Their decision was based on the following:

1. Earth Networks, Stuart Hershon - "Report Management Software is not a product we offer."
2. Tricon Group, John Wakeland - "We do not have any product that would fit your needs".
3. UL EHS Sustainability, Jonathan Ricks - "We just didn't have the right offering for your needs".
4. Weaver Technologies, Donald M Weaver - "We did not have a product that met the specifications."

Efforts were made to contact four (4) companies and they were unable to provide the RFP items.

xc: Kristi Benson, CPPO, CPPB, Chief Procurement Officer
Regular Meeting of the City Council, City of Farmington, New Mexico, held in the Council Chamber at City Hall at 6:00 p.m. on Tuesday, February 12, 2019. The open regular session was held in full conformity with the laws and ordinances and rules of the Municipality.

Upon roll call, the following were found to be present, constituting a quorum:

**MAYOR**
Nate Duckett

**COUNCILORS**
Linda G. Rodgers
Sean E. Sharer
Jeanine Bingham-Kelly
Janis Jakino

constituting all members of said Governing Body.

Also present were:

**CITY MANAGER**
Rob Mayes

**ASSISTANT CITY MANAGER**
Julie Baird

**CITY ATTORNEY**
Jennifer Breakell

**CITY CLERK**
Dianne Smylie

The meeting was convened by the Mayor. Thereupon the following proceedings were duly had and taken:

**INVOCATION:** The invocation was offered by Pastor David Florez of The Journey Church.

Economic Development Director Warren Unsicke led the Pledge of Allegiance.

**CONSENT AGENDA:** The Mayor announced that those items on the agenda marked with an asterisk (*) have been placed on the Consent Agenda and will be voted on without discussion by one motion. He stated that if any item did not meet with approval of all Councilors or if a citizen so requested, that item would be removed from the Consent Agenda and heard under Business from the Floor.

*MINUTES:* The minutes of the Regular Meeting of the City Council held January 22, 2019 and the minutes of the Regular Work Session of the City Council held January 15, 2019.

*DECLARATION OF SURPLUS PROPERTY:* The Chief Procurement Officer recommended that worn-out, unusable or obsolete vehicles (General Services) be declared surplus to the needs of the City and not essential for municipal purposes, and that the City Manager or his designee be authorized to dispose of such surplus property pursuant to State Statutes.

*BID:* The Chief Procurement Officer recommended that the bid for purchase of electrical connectors (Electric) be awarded to the lowest and best bidders per category after application of five percent in-state preference (Categories 1 and 3 - Western United, 557,881.83; Category 2 - Stuart C. Irby, $46,995.20), and that the bid received from Graybar Electrical be rejected for being non-responsive and not meeting specifications. Bids opened January 29, 2019 with four bidders participating.

*COORDINATE PROCUREMENT:* authorizing the City to become a member of The Inter-Local Purchasing System (TIPS), and to authorize the Mayor to execute the associated Agreement.

*ECONOMIC DEVELOPMENT AGREEMENT:* between the City and Cottonwood Clinical Services, Inc. for funding in the amount of $60,000 to renovate parking lots at 653 West Arrington Street, located within the Metropolitan Redevelopment Area, utilizing monies from the Community Transformation and Economic Diversification (CTED) Fund.
ADOPTION OF RESOLUTION NO. 2019-1695 authorizing the City to submit an Alcohol Detoxification Grant Application to the Department of Finance and Administration, Local Government Division, to participate in the Local Detoxification Grant Program.

WARRANTS PAYABLE for the period time of January 20, 2019 through February 9, 2019, for current and prior years, in the amount of $11,905,155.43.

There being no requests to remove any items, a motion was made by Councilor Rodgers, seconded by Councilor Shazer to approve the Consent Agenda, as presented, and upon voice vote the motion carried unanimously.

RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION:

CONSENT AGENDA: Acting Community Development Director David Sypher requested that the Planning and Zoning Commission recommendation marked with an asterisk (*) be placed on the Planning and Zoning Commission Consent Agenda and voted on without discussion. He asked that if the item proposed did not meet with approval of all Councilors or if a citizen so requested, that it be removed from the Consent Agenda and heard in regular order.

(1) Adoption of the recommendation from the Planning and Zoning Commission as contained within the Community Development Department Petition Report to approve Petition No. PFP 18-101 from Rebecca Digmaan, represented by Sakura Engineering, requesting preliminary/final plat approval for Zetha Fritz Subdivision, a four-lot subdivision of 14.08 acres located at 501 and 505 Sandstone Avenue in the IND, Industrial, District subject to:

- all technical corrective changes or easements required by the Community Development Department;
- all technical corrective changes to the plat and construction drawings being completed and approved by the City prior to submission of the final plat; and
- sidewalks being required along Sandstone Avenue as part of any development permit issued for properties located adjacent to Sandstone Avenue.

There being no requests to remove the item, a motion was made by Councilor Rodgers, seconded by Councilor Shazer to approve the Planning and Zoning Commission Consent Agenda, as presented, and upon voice vote the motion carried unanimously.

EXPANSION OF THE PARK RANGER DIVISION

Utilizing a PowerPoint presentation, Police Sergeant Roque Velarde reported that staff is recommending that six additional park rangers be hired for the purpose of increasing safety in the downtown area, the river walk, Brookside and Brookhaven parks and Lake Farmington. He explained that this initiative is in response to the complete streets project and the outdoor recreation industry initiative because it will increase police visibility and decrease the public’s perception of safety concerns. He stated that the Park Ranger Division will provide coverage in the downtown and river walk areas seven days per week between the hours of 7:00 a.m. and 5:00 p.m. and provide rotating coverage at Brookside and Brookhaven Parks and Lake Farmington during the same days and times. He noted that the hours may vary depending on the time of year and the needs of the area and stated that the park rangers will be in uniform and will serve as ambassadors that focus on public interaction and relationship building while conducting foot patrols.

Reviewing the proposed budget, Police Lieutenant Casey Malone reported that the first year is estimated to cost $620,229.22 for wages (6 park rangers and 67 percent of the cost for an additional sergeant), operating expenses and the purchase of four new vehicles with subsequent years being projected at $406,906.26. He explained that the other 33 percent for the additional sergeant will be included in the budget for the bicycle patrol unit and he requested authorization to proceed utilizing monies from the Community Transformation and Economic Diversification (CTED) Fund.
In response to inquiry from Mayor Duckett, Lt. Malone reiterated that the hours of operation will be adjusted depending on the season and the need for the area and he also explained that the proposed vehicles will likely be small trucks that are not fully-equipped police units but provide enough room to transport individuals if necessary. City Manager Rob Mayes pointed out that police vehicles in the area may serve as an additional deterrent for crime. Mayor Duckett stated that he likes the proposed project because it is proactive and will increase the sense of security in the area.

Councilors Rodgers and Sharer also expressed concern for the proposed hours of operation but expressed their support for the project. Mr. Mayes pointed out that the program will likely be used as a recruitment tool for new police officers. In response to inquiry from Councilor Jakino, Lt. Malone stated that he hopes to have the officers hired, trained and patrolling the streets by July.

There being no further discussion, a motion was made by Councilor Jakino, seconded by Councilor Sharer to direct staff to proceed with expanding the Park Ranger Division as proposed utilizing monies from the Community Transformation and Economic Diversification Fund, and upon voice vote the motion carried unanimously.

OUTDOOR RECREATION INDUSTRY INITIATIVE (ORII)/MARKETING AND OPPORTUNITIES

Outdoor Recreation Industry Initiative ("ORII") Director Cory Styron introduced Jim Glover and Marianne Tenenbaum from Once a Day Marketing, the team hired to create the brand "Jolt Your Journey."

Utilizing a PowerPoint presentation, Mr. Glover provided an overview of the outdoor recreation industry, noting that it provides an annual consumer spending of $887 billion according to the Bureau of Economic Analysis. He also noted that the Farmington area offers all 10 of the outdoor recreation activities of camping, fishing, hunting, motorcycling, off-roading, snow and water sports, wildlife viewing and wheel and trail sports and reported that New Mexico outdoor recreation generates 99,000 direct jobs, $2.8 billion in wages and salaries and $623 million in state and local tax revenue. He pointed out, however, that New Mexico is trailing behind the states of Utah, Colorado, Arizona, Texas and Oklahoma with its outdoor recreation economy which indicates that our resources are underutilized. Mr. Glover reviewed the success story of Ogden, Utah who launched its outdoor recreation initiative in 2002 and has since been named "the center of outdoor sports gear in the U.S." by the Wall Street Journal. He stated that he believes that Farmington is moving in the right direction with the imposition of the Community Transformation and Economic Diversification ("CTED") gross receipts tax and the establishment of the first City-based outdoor recreation department and director in the state. Mr. Glover explained that there are two parts to ORII, one being nature's playground which is the amenities that are offered and the other being nature's proving ground which is the ability for manufacturers to test their products in the proper setting. He presented the Council with a sample brochure that is being proposed which highlights the reasons to play, live and work in Farmington and proudly announced that Farmington has received national recognition from the Outdoor Industry Association which is the largest organization in the United States that covers the outdoor industry. Furthermore, Mr. Glover reported that San Juan College just opened "The Big Ideas" makerspace which offers a variety of tools and equipment ranging from 3D printers to wood working to t-shirt design and reported that the next steps are to 1) enhance the economic development process; 2) develop an ORII marketing plan; 3) create outdoor recreation principles and a pledge; 4) visit Ogden, Utah for the purpose of gaining best practice knowledge; 5) participate in the outdoor recreation show to be held in Denver, Colorado in June; 6) promote this area for national exposure purposes; 7) explore the possibility of creating an investment fund; and 8) establish an outdoor recreation business association.

Following the presentation, Mayor Duckett stated that he is proud that Farmington is leading the State in many different ways and asked Mr. Glover if there is anything that other New Mexico cities are doing that we should be doing. In response, Mr. Glover stated that the efforts being made in Farmington far exceed the efforts being made in other communities and maintained that the next steps are to develop best practice standards and to focus on expanding the food industry.
Councilor Rodgers expressed her support for the proposed brochure and questioned where they will be distributed. In response, Mr. Styron reported that staff will be presenting projects for CTED funding at next week’s Regular City Council Work Session and will include money for printing the proposed brochure.

At the request of City Manager Rob Mayes, the Council provided consensus to direct staff to proceed with scheduling a strategic planning session for the purpose of identifying projects that would qualify for a 10-year bond utilizing monies from the CTED Fund.

RECOGNITION OF POLICE CHIEF STEVE HEBBE

Mayor Duckett read a letter that he received back in January from Interim Bloomfield Police Chief Randon Matthews commending Farmington Police Chief Steve Hebbe for his leadership, professionalism and willingness to assist.

RECOGNITION OF ECONOMIC DEVELOPMENT DIRECTOR WARREN UNSICKER

City Manager Rob Mayes proudly recognized Economic Development Director Warren Unsicker for receiving the national 2019 Economic Development “40 under 40” award as presented by Development Counselors International and Jorgenson Consulting. The presentation was concluded with a hearty round of applause.

Mayor Duckett announced that he received a note from the Council of Mayors advising him that Broken Arrow, Oklahoma took a first place award for their “changing of the game” in economic development and proudly noted that this is the city where Mr. Unsicker was previously employed.

CITY ATTORNEY BUSINESS

City Attorney Jennifer Breakell presented an ordinance pertaining to the New Mexico Gross Receipts Tax Improvement Revenue Bonds, Series 2019 and stated that notice of intent to consider said ordinance has been published two weeks prior to final action upon the ordinance as required by Section 3-17-3 NMSA 1978 Compilation. She recommended the ordinance, if adopted, be given the number 2019-1315. The title of the ordinance being:

AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF THE CITY OF FARMINGTON, NEW MEXICO MUNICIPAL GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2019, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $12,500,000 FOR THE PURPOSE OF DEFRAIYING THE COSTS OF DESIGNING, ENGINEERING, CONSTRUCTING, ACQUIRING AND IMPROVING STREETS AND TRAFFIC IMPROVEMENTS, AND PAYING COSTS OF ISSUANCE OF THE SERIES 2019 BONDS.

After consideration of Ordinance No. 2019-1315, a motion was made by Councilor Rodgers, seconded by Councilor Sharer that said ordinance be passed and adopted 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 Ordinance No. 2019-1315 was duly passed and adopted.

CLOSED MEETING

A motion was made by Councilor Rodgers, seconded by Councilor Sharer to close the meeting to discuss a request for qualification-based proposals for professional engineering services for water treatment plant improvements, pursuant to Section 10-15-1H(6) NMSA 1978; and to discuss acquisition of real property for utility purposes, pursuant to Section 10-15-1H(8) NMSA 1978. The roll was called with the following result:
Those voting aye:
Linda G. Rodgers
Sean E. Sharer
Jeannine 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.

The Mayor convened the closed meeting at 7:09 p.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 Rodgers, seconded by Councilor Sharer to open the meeting for further business, and upon voice vote the motion carried unanimously.

The open meeting was reconvened by the Mayor at 7:33 p.m. with all members of the Council being present.

REQUEST FOR QUALIFICATION-BASED PROPOSALS/PROFESSIONAL ENGINEERING SERVICES FOR WATER TREATMENT PLANT IMPROVEMENTS

Contracts Administrator Rosalyn Potter reported that qualification-based proposals for professional engineering services for water treatment plant improvements (Public Works) opened on January 9, 2019 with four offerors participating. She recommended that staff be directed to commence negotiations with Jacobs Engineering Group, Inc. as the top evaluated firm after application of the five percent in-state and Veterans preferences.

Thereupon, a motion was made by Councilor Sharer, seconded by Councilor Jakino to direct staff to commence negotiations on the qualification-based proposal for professional engineering services with Jacobs Engineering Group, Inc., as recommended by the Contracts Administrator, and upon voice vote the motion carried unanimously.

There being no further business to come before the Council, a motion was made by Councilor Sharer, seconded by Councilor Rodgers to adjourn the meeting at 7:34 p.m., and upon voice vote the motion carried unanimously.

The City Clerk certified that notice of the foregoing meeting was given by posting pursuant to Resolution No. 2013-1466, et seq.

Approved this 26th day of February, 2019.

Entered in the permanent record book this day of , 2019.

Nate Duckett, Mayor

SEAL

ATTEST:

Dianne Smylie, City Clerk