

**City of Tukumcari
City Commission Meeting Minutes
February 5, 2015**

The Tukumcari City Commission met in a regular meeting on Thursday, February 5, 2015 at 5:00 p.m. in the City Commission Chambers, Members present constituting a quorum were: Rick Haymaker, John Mihm, Ruth Ann Litchfield, Robert Lumpkin, and Amy Gutierrez.

City Staff members present were: Jared Langenegger, City Manager; Doug Powers, Assistant City Manager; and Angelica Gray, City Clerk.

Consideration of Changes for Deletions to the Agenda

Commissioner Mihm made the motion to approve the agenda as written and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Bids & Contracts

Requesting Approval of Contract for engineering services between City of Tukumcari and Forsgren, Inc., related to the cleanup of Sands Dorsey_ Mr. Langenegger presented this item to the commission. He stated this contract is to have Forsgren Associates, Inc., an engineer firm to update the current bid documents and find a contractor to complete the demolition of the Sands Dorsey. He added that it is broken down into a couple of phases which are design phase, bid and construction phase. The design phase entails Forsgren updating the action plan and submit it to the SWD of the Environment department. Once the SWB approves that, they will complete an assessment of the adjoining structure to document the existing conditions of the connecting walls and compare after demolition condition of the structure. They will also prepare the bids documents; work with the City to get those documents out to bid. The bid documents will get approval from the SWB prior to sending those out to bid and they will provide status reports in coordination with the City throughout the design process. During the process is when we can work with them if we want to salvage the decorative masonry to utilize for projects afterward.

The bid and construction phase will be after SWB approves the plans and bid documents. They will work with us to put the documents out to bid and answer any questions the contractors may have during the bid process. They will prepare addendums if needed review the bids and provide a recommendation to the City as appropriate. They will also conduct a pre-construction meeting with all the contractors to view the project prior to providing their bid. They will also work with the contractor to establish a demolition plan. They will work closely with SWB to make sure we are in compliance with them. In addition, they will conduct project observations of contractor's work twice a week, for a three week period.

Forsgren, Inc. will also recommend pay action when the contractor submits pay request and make sure the work has been done prior to payment. At the end of the project, they will walk through the project and provide a project closeout for the City notifying us that it has been completed by specs.

They are estimating four weeks for an action plan, which will be submitted to the SWB, who anticipates four to six weeks for approval and provide comments. Once we receive their comments we are looking at an additional three weeks to respond and attain final approval to move forward.

Mr. Langenegger stated that on the comment period on the action plan, they will begin work on the technical and non-technical specifications but the final demolition specifications cannot be submitted until the action plan is approved by NMED and SWB.

He added the time estimate for the bid will be mid June. With a thirty to forty five day process that would put us out until August before we have a contractor on hand along with a three week demolition period.

The total estimate for the contract is \$43,500 excluding GRT. He stated that although that may seem like a lot of money, he thinks the onsite monitoring, monitoring on surrounding buildings, along with bid recommendation, he thinks it is well worth the money.

Mayor Lumpkin stated this money will be very well spent to make sure the project is done correctly.

Commissioner Haymaker stated the morale in expediting this will be remarkable. Regardless of whether things were misconstrued, they will see the leadership in Tukumcari cares. He thanked Mayor Lumpkin for his flexibility in pursuing this route of taking the building down.

Mayor Lumpkin stated the objective has always been to get this down as soon as possible.

Commissioner Haymaker asked if the demolition could possibly be going on during the Fired Up! event. Mr. Langenegger stated it may be possible. He and Mr. Houser have visited the site and Mr. Houser will be going to a grant workshop and while he is there he will go to UNM and visit with their architecture department, who have prepared drawings before in the past, and see if they can put some drawings together for us on what we would like the park to be. If it is possible, drawings could go up during Fired Up! and have those drawings for people to look at and see what our ultimate goals are.

Commissioner Gutierrez asked if it would be possible if we could get a questionnaire and have the community have a say so on what they envision.

Commissioner Mihm made the motion to approve the contract for engineer's services with the City and Forsgren, Inc., and Commissioner Gutierrez seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Items from Commissioners

Mayor Pro Tem Litchfield stated she read the article in Quay County Sun regarding business owners, Yvette Peacock and Yvonne Braziel regarding their three restaurants. They have been in business for 20 years. She is proud they are a part of our community.

Commissioner Mihm stated he is glad this is finally coming to an end. He is proud of the commission and managers.

Commissioner Haymaker thanked Mr. Braziel and KTNM for notifying the citizens about the demolition of Sands Dorsey.

Commissioner Gutierrez thanked the commission for working together. She also asked if Tucumcari Lake could somehow be cleared out and make a pond or park and make a walkway around it. She thinks it could draw attraction and spruce that area. Commissioner Mihm stated that Game & Fish would have to be integral in that. Mr. Langenegger thinks that Mayor Lumpkin is working with Game & Fish.

Mayor Lumpkin stated we have had four meetings with Liz Glenn and they brought representatives from Santa Fe along with a biologist who worked on parks.

Adjournment

Mayor Lumpkin asked for a motion to Adjourn. Commissioner Mihm made the motion to adjourn and Commissioner Haymaker seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Meeting adjourned at 5:22 p.m.

Robert C. Lumpkin, Mayor

ATTEST:

Angelica M. Gray, City Clerk