

CITY OF TUCUMCARI
CITY COMMISSION
Work Session Notes
May 14, 2015

The Tucumcari City Commission met in a work session on Thursday, May 14, 2015 at 4:30 p.m. in the City Commission Chambers. Members present were John Mihm, Ruth Ann Litchfield, Robert Lumpkin, and Rick Haymaker. Amy Gutierrez was absent.

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

Guests: Pat Vanderpool, EDC Director; Gail Houser, Mainstreet Director; and Charlie Deans, NM Mainstreet Program Consultant.

Discussion of Mainstreet MRA Program

Mr. Deans NM Mainstreet Consultant. He stated their main role is to provide technical assistance. He stated all main street communities are required to have a downtown master plan, which needs to be updated every five years.

He stated the MRA Code gives authority to revitalize and redevelop areas. He stated the first step is to establish an area, which is an area that has existing economic and physical conditions such as high unemployment/low income levels, low business activity, vacant/underutilized buildings or properties.

The next step would be to identify specific redevelopment projects.

He stated the MRA plan economic development tools are public/private partnerships, tax Increment Financing (TIF) District, property tax deferrals or credits, state/federal Brownfield funding opportunities, NMMFA low income house tax credits bonus points, CDBG funding eligibility (without meeting LMI criteria).

He stated that TIF Districts only requires city council approval. It uses existing property tax for the increment, not a new tax or tax increase. He stated it can include the county's increment with BoCC approval.

He stated TIF funds generated in the district are spent in the district. He stated that TIF funds can be used for plan projects and operational purposes. City Council is the Redevelopment Board and controls how funds are spent within the district. He stated is shows a twenty year commitment by the City to developers for private reinvestment. He stated the revitalization results in increased GRT and property tax revenues.

He stated Mainstreet Communities with MRA plans are Las Cruces, Silver City, Clovis, Raton, and Gallup, and hopefully Tucumcari.

He stated the next steps would be to complete a MRA designation report, city council meeting to approve resolution for designation report, city council meeting to approve resolution for NMFA Planning Grant Application and advertise RFP for consultant to prepare MRA plan.

Mr. Langenegger asked if this NMFA grant would affect other grants we have with NMFA. Mr. Deans answered that the agreement NMFA made is typically they have a \$100,000 cap over two years they have increase that cap to \$150,000 for a two year period if one is going toward an MRA plan.

Commissioner Mihm asked if there is a contractual time frame that we must start the improvements. Mr. Deans answered that no, the redevelopment projects are in the plan when adopted.

Mr. Deans stated it will not turn our downtown around overnight. Mayor Lumpkin stated the City owns some of the property in the district. Mr. Deans stated City owned property helps a lot.

Mayor Lumpkin stated we are looking at other ways to develop these properties through other revenue sources, he asked if it will interfere with a combination of sources. Mr. Deans stated it has been helpful to have the MRA and tools even if the City is looking at other sources.

The commission would like to see this on the agenda for the next meeting.

Discussion of Wastewater Ordinance

Mr. Langenegger stated that we have been working toward the development of a wastewater ordinance. It allows us to regulate industrial facility within the community and what they discharge to our plant. He stated the only industrial facility is the Cheese Factory. He stated one of the issues is they use acid and when it gets into our plant it kills off the bacteria, which causes non-compliance with the EPA.

Mr. Langenegger stated the ordinance will outline industrial use and make them into compliance which is required by EPA. He stated the draft of the ordinance is almost complete but still needing fines for violations.

Mr. Langenegger stated the City is not doing this to have a detrimental to businesses but we are trying to get in compliance with EPA.

Mayor Lumpkin asked if we are required to have this Ordinance. Mr. Langenegger stated it is highly recommended by EPA. He stated that if we do not have this ordinance in place, then we will be in charge of the fines for not being in compliance.

Mayor Lumpkin stated his main concern is if the Ordinance would make moving or operating in Tucumcari less attractive.

Commissioner Haymaker stated if we remind the citizens during the process of this ordinance, that it is in essence an EPA ordinance.

Mr. Langenegger stated TMCF wants to work with us and he appreciates that, however; we need to get this done to be in compliance.

Mr. Langenegger informed the commission that he, Michael Ray, and Doug Powers visited with the city manager and code enforcement staff in Las Vegas, NM and looked at their vacant building ordinance which was implemented 4 or 5 years ago and is not working for them. He stated it was implemented City wide and, like us, they have several vacant buildings and one code enforcement officer. They recommended overlay zone. They also discussed liens. They are starting to foreclose on their liens where they go to the court and the court orders the property be sold. When it is sold, the City collects the lien money and the owner gets the remainder. What they do with the collected money is set it in an abatement fund and that money rolls over and whatever is collected is used to clean up other properties. Mr. Langenegger stated he would like to see us implement something like this. He would like to have a draft ordinance put together by July.

Commission adjourned at 5:43 p.m.

Submitted by:

Angelica M. Gray
City Clerk