

**City of Tucumcari**  
**City Commission Meeting Minutes**  
**June 25, 2015**

The Tucumcari City Commission met in a regular meeting on Thursday, June 25, 2015 at 6:00 p.m. in the City Commission Chambers, Members present constituting a quorum were: John Mihm, Ruth Ann Litchfield, Robert Lumpkin, Amy Gutierrez and Rick Haymaker.

City Staff members present were: Jared Langenegger, City Manager; Doug Powers, Assistant City Manager; Jason Braziel, Chief of Police; Scot Jaynes, Dispatch Supervisor; Vicki Strand, Community Development Director; Mark Martinez, Project Manager; and Angelica Gray, City Clerk.

Invocation presented by Tim Hooten, First Baptist Church and Zach Grusa led us in the Pledge of Allegiance.

**Consideration of Changes for Deletions to the Agenda**

Ms. Gray stated that Item 7E will be deleted from the agenda. Mayor Pro Tem Litchfield made the motion to approve the agenda as amended and Commissioner Mihm seconded the motion. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

**Items from Commissioners**

Commissioner Gutierrez welcomed everyone this evening and also she thanked the Altrusa ladies for volunteering at the pajama reading, which took place at Public Library.

Commissioner Haymaker welcomed everyone who is listening on the radio. He also thanked Karen and Tony for informing the citizens of Tucumcari. He thanked Thomas Garcia from Quay County Sun for being present. He apologized for not being here at the last meeting however he was in attendance at the Ute Lake Camp Meeting. He attended the EDC meeting and thanked Pat Vanderpool for informing them of what is going on through EDC.

Commissioner Mihm welcomed everyone and reminded everyone that 4<sup>th</sup> of July is coming and it seems to be a concern that we clean up our mess when we are done.

Mayor Pro Tem Litchfield she also thanked KTNM and KQAY. She reminded everyone to listen to Jared Langenegger on the radio at 7:30 a.m. on Friday mornings for more information regarding the City.

Mayor Lumpkin stated he and Mr. Langenegger attended the NMWRA meeting. They discussed different actions that should be taken to insure the water for the future. He brought up that we need to save Ute Lake and have a minimum pool of a level that would still support our economy and also provide enough water for the project that Clovis and Portales are interested in. In addition, the Great American Race came through Tucumcari. He thanked Eve Calderon with the Chamber of

Commerce along with the volunteers being Russell Braziel, Gail Sanders and the entire Chamber who did a great job. He stated VFW 2528 did the flag ceremony and did a great job. In addition, Nicole Manley and Eddie Griggs at the Convention Center did a great job for this event.

**Approval of Minutes**

Commissioner Mihm made the motion to approve the June 11, 2015, work session notes and Commissioner Gutierrez seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Mayor Pro Tem Litchfield made the motion to approve the June 11, 2015 commission minutes and Commissioner Mihm seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

**Ordinances and Resolutions**

**Ordinance 1123, First Reading, An Ordinance amending certain sections of Chapter 13.08 and adding Chapter 13.08B Pretreatment and Industrial Sewer to the Tuccumcari Municipal Code pertaining to Public Services for Sewer Use** – Mr. Langenegger presented this item to the commission. He stated this is for the amendment for the industrial sewer ordinance, which was discussed at the last work session. He stated we had to amend Chapter 13.08 our sewer use ordinance and it had several sections of the industrial waste ordinance in it. He explained that we took the industrial waste out of 13.08 and created a 13.08B. He stated the first section 13.08 is now 13.08A, the residential sewer use and 13.08B covers sewer for industrial users.

Commissioner Mihm made the motion to approve with first reading for Ordinance 1123 and Commissioner Gutierrez seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

**City Manager’s Report**

Mr. Langenegger stated the City received and responded to the draft discharge permit from the EPA for our wastewater treatment plant. He stated this permit is required for the City to discharge effluent from the wastewater plant to the waters of the U.S. We were looking at new restrictions and limits on us. He stated the permit did not enforce the new limits on this cycle however it set up a compliance schedule that will allow us to work toward 100% reuse of the wastewater. The permit is for a five year period which will give us sufficient time to make the changes to the facility. He stated the only change we requested in this permit was changing the point of sampling and we look at this permit being in place by July 1<sup>st</sup>.

He thanked all the participants and the organizers for the Great American Race. He also thanked the Chamber of Commerce for putting together the lunch for the participants and our convention center staff for working so hard and making them feel welcomed.

He stated we received test information on the well that was drilled at location 8. The test shows it will pump 75 gpm consistently, which is less than we were hoping for but it is still a decent flow. We have an initial evaluation of well 5 and it is showing the casing is in worse shape than expected. He and Mark visited with the engineers and the well drillers and it appears the rehabilitation for well 5 may not be a good option and may not work due to the corrosion being bad on the casing. He stated we are on a timeline because money needs to be expended by October. He stated right now we are checking with NMFA for an extension to allow us time to drill the other well. There is a permit in place for drilling that well and it will be a matter of getting it engineered and the well drilled. We are hopeful NMFA will approve it, if not we will have to have to find another way to expend those funds.

He and Charlotte Chavez Marquart went to the Village of House to discuss funding for the House Senior Center. We are currently budgeted to subsidize the senior center from the general fund budget for all three centers in the amount \$95,000 for FY 16. The senior centers are operated from a grant from the state and federal government and the goal is to make the centers self-sufficient. Unfortunately, that is not happening right now. We visited with the Mayor of House along with some of the seniors. In reviewing the budget numbers for House we are \$22,000 over what they receive from grants. We discussed House paying more of the utilities, volunteering, and transporting some of the supplies. The Mayor of House will discuss this with their council, prepare a recommendation, and hopefully we will have something back by August. We will also be approaching the same to the Village of Logan. Our goal is to make sure the City of Tucumcari general fund is not supporting outside of Tucumcari.

He stated this Saturday he will be attending the NMML Economic Development, Governmental Operations, and Human Resources Policy Meeting in Albuquerque. We will be discussing the priorities for the legislative action for this year regarding economic development, governmental operations, and human resources.

Lastly, he mentioned the City is working with EDC and Mainstreet to apply for a USDA Rural Business Development Grant to implement a workforce training program for the City of Tucumcari. The thinking behind this program is to further economic development in the city. Pat with EDC has traveled on many sales missions to try to bring business and industry to Tucumcari and many of the businesses that we approach have the perceived weakness for Tucumcari that we have a lack of a qualified workforce. What we are looking at is trying to develop a program to train the workforce that we have and make them available to these businesses that would want to come in. He stated that Pat has worked on these programs before to train these individuals and teach them the skills needed to be successful in the workforce. We hope to receive the funding for this program to work with unemployed and underemployed citizens, high school and college graduates, to provide them with the skills necessary to succeed and provide these businesses with a qualified workforce. The program will consist of reviewing the current data in the community, assessing the current skill level of workforce and working with perspective employers to determine where the gap is in the workforce and fill the gap through training. The application for this grant is due on July 15<sup>th</sup>.

Commissioner Gutierrez asked if Pat had worked on a project similar to this in Quay County. Pat stated they were based in Albuquerque and serviced areas around the state. He stated they placed, in a period of three years, placed 3,100 people in jobs primarily in healthcare and customer service type jobs. He stated 18 months after hire the retention in those jobs was at 83%, which is

phenomenal. He found that successful screening, making sure they were matched with the job that their skills work with and providing pre-hire training were real keys.

Mayor Lumpkin stated in the past our EDC and people who bring industry to town need a large building, a workforce and they need money. He stated this could help us with the workforce and that workforce could be part of building the building. We are trying to reduce the amount of opposition from coming to Tucumcari. He thinks the program could be very successful.

Pat stated that USDA has a rural business development grant, which is a combination of two former programs. The training component fits in a business opportunity portfolio. It will allow EDC to receive the funds and then contract out for services to do the skills assessment and actual training of the individuals. EDC has looked at the score sheet for these applications and we stand a good chance at being competitive for this grant.

Pat agreed with the Mayor and stated the businesses looking at Tucumcari ask for available buildings, workforce and cash. He stated the workforce is number one. If we have put the wheels on this program it will make us stand out in terms of being competitive for those employers. We also addressed build to suit and being able to do whatever we can to fast track that building and permitting of the location. We also talked about the cash piece doing two things. The first, is a cost to do business analysis to show that we are competitive in terms of cost. Also this year, we are fortunate because the State Economic Development Secretary has discretionary authority over these funds and these funds can be used for brick and mortar and fixed assets for a business that may consider locating to Tucumcari.

### **Bids and Contracts**

**Requesting Approval of the acquisition of Sands Dorsey Building** – Mr. Langenegger presented this item to the commission. He stated the City is requesting to move forward with acquiring the Sands Dorsey property. Mr. Knudson, city attorney, has been in contact with Mr. Hengstenberg's attorney and they are willing to turn the property over to the City however are requesting a liability release and they would quit claim the property to the City of Tucumcari. We are asking this because we have the bid packet approval for the Sands Dorsey for the demolition and we would like to acquire this property to utilize for City purposes to develop it into what the City feels is best for that area, however; the only way we can do this is by owning the property. He stated the other way we can acquire the property is by enforcing the liens on the property, however the liens we currently have and the liens that will be in place on the property after the demolition is much more than what the property is worth and we would never collect on those liens. In addition, we have been involved in the Sands Dorsey project since 2007. Initially it was discussed to restore, however; studies done and city involvement may have delayed Mr. Hengstenberg from doing something with the property because we were looking for ways to rehabilitate and at this point we cannot rehabilitate it just has to come down. He thinks the best option is to move forward from here and take down the property. We have the funds and the bid to move forward with removing the debris and move forward from there.

Mayor Lumpkin added that we had liens on the property and we had the ability to take down the building and the owner wanted us to but we did not want to take the responsibility until we had the funds. He stated we now have everything in order to take the building down.

Commissioner Haymaker stated that people are sad to see it taken down, however; he is not sad to take it down but he is sad it burned. All hopes of rehabilitating that building was dashed when someone decided it needed to burn again. He is glad the City is moving forward and real neat things have fallen into place so we can do that.

Commissioner Haymaker made the motion to approve the acquisition of the Sands Dorsey building and Commissioner Gutierrez seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

**Requesting Approval of Bid for Sands Dorsey** – Mr. Langenegger presented this item to the commission. He stated we had a bid opening last Thursday and we had four companies bid on the project. The apparent low bidder at that point was Coronado Salvage. Their bid was \$191,246.11. After the opening of the bids we had Forsgren Engineering take the bids back and review them for accuracy and they made sure there were no errors within the bids and ensure they were complying with everything we were asking. Forsgren Engineering sent us a letter recommending we move forward with Coronado Salvage for \$191,246.11. This amount is less than we budgeted. We currently had \$400,000 budgeted for demolition. We are looking at half of what we thought it would cost, which is a very good thing.

Commissioner Mihm made the motion to approve the Bid from Coronado Wrecking & Salvage and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

**Requesting Approval of One New Planning & Zoning Commission Member** – Michael Martinez presented this item to the commission. He stated the board met on June 23, 2015 and they voted unanimously to recommend Patsy Gresham for the vacant position. She has been a great asset to Tucumcari and involved with other boards and they think she would be a great fit.

Commissioner Mihm made the motion to approve the new planning and zoning member, Ms. Patsy Gresham and Commissioner Gutierrez seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

**Requesting Approval of E-911 FY-15 Grant Amendment Approval** – Scot Jaynes presented this item to the commission. He stated this is pays the expenses for all the 911 calls. There are no changes to the total grant amount. This is to adjust the line items to more closely reflect actual expenses for each line item. The original grant was over in the system maintenance and those funds were moved to other line items. This grant expires in five days.

Mayor Pro Tem Litchfield made the motion to approve the E-911 FY-15 Grant Amendment and Commissioner Mihm seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Gutierrez
Yes	Yes	Yes	Yes	Yes

**Requesting Approval of NM Aging & Long-Term Services Department Intergovernmental Agreement #16-624-4000-0086 for Foster Grandparent and Senior Companion Program** – Mr. Langenegger presented this item to the commission. He stated this grant is for \$94,580.00 and it funds the City’s foster grandparent senior companion program. He stated the foster grandparent program enables persons age 55 and older to remain physically and mentally active and to enhance their self-esteem through continued participation in community services. It enables children with exceptional or special needs to achieve and improve physical, mental or emotional or social development through the foster grandparent program. He stated the senior companion program enables persons 55 or older with low income to remain mental and physically active to enhance their self-esteem to continue participation in community services and it enables older adults with health and functional limitations to remain as independent as possible in their own homes.

Mayor Lumpkin added this is for \$94,580 and it is a 100% grant.

Commissioner Gutierrez made the motion to approve the agreement and Commissioner Mihm seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

**Public Comments**

**Russell Braziel** – He stated he is part of the Chamber of Commerce. Last year Patsy Gresham was the director and she was contacted by the Great American Race to see if Tucumcari would be willing to be a stopping point on their journey to California. She contacted the board and they visited and it was agreed that they would bring them to Tucumcari. The Great American Race took place this week. He thanked Mayor Lumpkin and Mr. Langenegger for their opening speeches and Olana Romero for singing the National Anthem. He stated he was presented with a plaque that stated” Thank you and Welcome to Tucumcari” from the Great American Race and he thinks it would be appropriate to give it to the City of Tucumcari and they can decide to display it at the Rte. 66 Museum and it would be seen by many people.

**Items from Commissioners**

Commissioner Mihm thanked everyone for being here tonight and welcomed the listening audience. He reminded everyone to have a safe 4<sup>th</sup> of July and have a great week.

Mayor Pro Tem Litchfield thanked her grandson, Zachary Grusa for leading us in the Pledge of Allegiance. She thanked the listening public and the newspaper.

Commissioner Gutierrez reminded everyone there is a car show at the VFW on Saturday. In addition, Logan will have their street dance on July 3<sup>rd</sup> and their firework display on July 4<sup>th</sup>. She reminded everyone of the Elks display at dark. She thanked Scot and Charlotte for their hard work on the grants presented tonight.

Commissioner Haymaker thanked everyone for coming tonight and tuning in. Tonight we received \$374,500 in grant money without having to add anything to it. Sands Dorsey will be half of what we had originally planned. He thanked Zach for the pledge of the allegiance. He thanked Patsy for

serving another board. He met with Nicole Manley at the convention center and he is expecting some great things from her and he welcomed her and her husband Allen to Tucumcari.

Mayor Lumpkin thanked the VFW 2528 who have volunteered to help with funerals, color guards and he is very proud of them. He thanked Ms. Romero for singing the National Anthem at the Great American Race.

**Adjournment**

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

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

Meeting adjourned at 6:47 p.m.

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Robert C. Lumpkin, Mayor

ATTEST:

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Angelica M. Gray, City Clerk