

CITY OF TUCUMCARI
CITY COMMISSION
Work Session Notes
August 11, 2016

The Tucumcari City Commission met in a work session on Thursday, August 11, 2016 at 5:00 p.m. in the City Commission Chambers. Members present were John Mihm, Ruth Ann Litchfield, Robert Lumpkin, Amy Gutierrez and Ralph Moya.

City staff members present were: Jared Langenegger, City Manager; Vicki Strand, Community Development Director; Dennis Dysart, Finance Director; and Angelica Gray, City Clerk.

Guests: Tami Willard, Kathi McClelland and Pat Vanderpool.

Paws and Claws Request

Ms. Willard stated that the information that was provided to the Commission was from documentation from when the rescues first started and the amount of money it has saved the City as far as unitization fees and to promote the spay and neuter van. We are trying to show how much money we can save the City. This year we didn't do as well but that's because we didn't have a facility to run out of and we don't have foster homes that are permanent, people have a big heart but they don't have the proper facilities to foster dogs or cats. We are trying to promote our cause to try and get a facility in town. We operate solely on donations. We have a small grant to get us started towards a building that they received from the Mullen Foundation we have set aside an additional \$2,500 from donations.

Commissioner Moya asked if they knew where he could get some barn cats. Ms. McClelland stated that she could help him.

Commissioner Mihm asked if Mr. Langenegger had discussed some options for facilities. Ms. McClelland stated that the whole idea for the building is to house offices and also a quarantine place because when we bring in an animal we have to make sure they are healthy before we move them on to their next home. We also need an outdoor space for kenneling. She stated that most of the puppies from here go Colorado and she had the chance to tour their facility. They have kennels outdoors with roofs. They work eighty puppies through there a week and they charge anywhere from \$300-\$350 an animal for adoption. We would like to use a facility to build outdoor kennels and also have a place for them inside as well. We would also like to build a public dog park where the public can have their dogs exercise. Ms. Willard stated they would also like to bring in obedience classes and education classes where kids come and learn how to take care and train animals. We have a lot of education ideas.

Commissioner Mihm asked if the project would have to go through LEDA. Mr. Langenegger stated that he believes they could just put a lease together like they do for the Chamber of Commerce. We just have to show there is a financial benefit for the city in order not to charge the standard rate. One of the ways to do that is by offsetting the unitization fees. We budgeted \$15,000 for unitization last year and we spent \$17,000. My question for the rescue is how close to a no kill rescue or shelter could we have. Ms. McClelland stated that everything they would take in would go out. Ms. Willard stated they would have to restrict what they take in such as uncontrollable and vicious animals. Mr. Langenegger asked if there were options for homing Chihuahuas and Pitbulls because those are issues right now.

Ms. McClelland stated that adult animals are extremely hard. She stated that there is a program that takes people from prisons and they are the ones that are training the dogs. Mr. Langenegger stated that State Corrections in Las Cruces has a program like that and maybe Santa Rosa would be interested in doing something like that as well. Ms. Willard stated there is a lady in Louisiana that gives those that are out of prison or on parole a job. She gives them an opportunity to get their life back, to have an income and it helps her as well. Commissioner Moya stated that in-kind is what they would want in return for rent because of state law. He asked if they worked with farmers and ranchers and letting them know that they have barn cats because they are very useful. Ms. McClelland stated another idea they had was to use those that are sentenced to community service to clean and do yard work. Commissioner Moya commented that this sounded like a good project.

Mr. Langenegger asked if this was something that the Commission would like to consider, and the Commission was in agreement. He stated that he would put together an agreement and work through the attorney and the rescue and then put it on an upcoming agenda.

Commissioner Moya asked if they work with all animals and Ms. McClelland stated right now just cats and dogs.

Infrastructure Capital Improvement Plan (ICIP)

Ms. Strand stated that this was a plan for the most needed projects and equipment. They are in order by priority. This is for five years, we change it every year. For some of the grants we apply for we can't be awarded if the project is not on the list. She stated that last year number one was deleted because they received a loan for the Center Street water tank. Mayor Litchfield asked where they were going to put the new landfill. Mr. Langenegger stated that it was not a new landfill but a new cell. Currently cell number two is expected to be full sometime in March. The engineers are doing the surveying, our staff has done the cuts for it. Whether we get capital outlay for this or not we need to move forward with it.

Mayor Litchfield asked if the Commission needed to okay the list and Ms. Strand stated that at the next Commission meeting there would be a resolution to approve it this is just in case there needed to be any changes. Mr. Langenegger stated that there would be two public hearings for the citizens to comment and after the second public hearing the Commission will approve the final list then we'll send it off to the State. Mayor Pro Tem Lumpkin stated that he has been promising number two for ten years. Ms. Strand stated that they got funded the \$180,000 to start it. We applied for the MAP and didn't get it this year it's turned into a three year cycle. We have a bit of co-op money for it as well. Mr. Langenegger stated that with the budgetary status of the State right now I see capital outlay being very slim if at all. We spoke to Representative Dodge and Representative Roch and it's not looking very good as far as the revenues coming in. We need to have the ICIP list for the grants that we apply for but I wouldn't be surprised if we didn't get any capital outlay this year. Mayor Pro Tem Lumpkin commented that we are showing some effort and some revenue for that project. It shows that it is one of our efforts and will help a lot. Ms. Strand commented that with co-op we will be working on the sidewalk portion. With the legislative we are going to try and do the sewer lines and if we get the MAP it will be for the street.

Commissioner Moya commented if capital outlay is getting reduced because of the lack of oil and gas money coming in, we depend on that for a lot of projects how much do you feel we will have to wind up finding from somewhere else. Ms. Strand stated that they are able to go to different departments and get funded that way. Mayor Pro Tem Lumpkin stated that they discussed the lack of funding at the

EPCOG meeting, they are not real pleased the USDA. Carmela from New Mexico Finance Authority was also at the meeting and they've pledged to be a lot more help to the small communities for projects. They also had people there working with the Water Trust Board. Ms. Strand stated the problem with the Water Trust Board was that the project had to be completely closed and you have to start on a new project before they even consider it. Mr. Langenegger stated that the City has used USDA money in the past you get free money but you have to do a lot of work for it.

EDC Quarterly Report

Mr. Vanderpool stated that he would speak about some of the ongoing projects and have a discussion about establishing a business incubator here. New Mexico Partnership Sight Consultant tour was held in Santa Fe June 1st to the 3rd and we were a sponsor of that event. Out of all the events the partnership holds, this is one of the best because we have two full days to spend with six site location consultants across the country. We were able to have some substantive conversations with them about business opportunities in New Mexico. Every consultant said that nationally the biggest challenge we have is the perception the business community has of our workforce. This validates the time that we are spending on that issue is time well spent and it needs to be spent the same way all across the state not just here locally. The partnership is undergoing some changes, the executive director and CEO Steve Verick left the partnership to take a job in Hobbs. They talked about hiring a new director but that has not been finalized yet. We are fortunate that David Hale sits on the partnership board of directors so he can influence them a little bit in terms of Tatum and Quay County and make sure that they know that we exist. Typically in the past the partnership has invited communities around the state to go with them on sales missions, I don't know if that will continue or not. Typically they do a marketing plan in the month of June, it hasn't been done because they don't have a director in place so we don't know what their marketing plan is. I suggested to the EDC board at the last meeting that what we'll do until we know what that marketing plan looks like is spend more time talking to those site consultants that we developed a relationship with. I know about ten or eleven on a first name basis that will help us over the next few years.

We applied for a real business development grant through the USDA and we were awarded \$11,500 to do more employer outreach on our workforce. This certified work ready community really looks at the supply side of things in terms of accessing the workforce we have and being able to tell what our workforce is. The employer outreach piece is so important for us to look at the demand side and what employers need. Not just employers that are currently here but the types of industries that we would like to attract, how do we speak to those folks and talk to them about what their needs are and this will help us do that. I spoke to Terry from USDA and he said that he would be signing the grant agreement so we should get that by the start of the fiscal year which is October 1st.

Commissioner Moya asked what the size of our workforce was. Mr. Vanderpool stated that we typically see our workforce around 3,700 people in the workforce. There are usually 180 to 183 people who are unemployed which is about 6%. I spoke to our county group and one of the things that we are having a hard time with is getting people in to take the assessment especially the transitioning workers which are those that are unemployed and making the transition to employed. Our best chance for a future is to work with those called the emerging work force, those would be the ones entering the work force like high school students. Commissioner Moya asked if the high school students come back, Mr. Vanderpool stated they do if we can offer them a good job. Commissioner Moya asked if the community college meets the needs for those types of careers. Mr. Vanderpool stated that he believes Mesalands does, their participation with what we're trying to do is crucial. The work keys assessment

will be taken at Mesalands from this point on. One of the benefits of the rural business development grant and employer outreach is that it will enable us to do a community skills map. We will identify what we have, identify what we need and then figure out if there is a gap and that is where the college will play an important role. The grant itself allows us to target some specific businesses and use them as a pilot to see if we can fill the gap. We are the second county in New Mexico to get the certification through ACT. San Juan County beat us by three days but it's a good thing for us. We were able to accomplish our goals and the goal ACT set for us. He stated that he would like to give kudos to Mr. Langenegger and Commissioner Mihm and the others that sat on the county team and helped us get things done. Kudos to the Department of Workforce Solutions because we wouldn't be able to do it without their help, we still have a lot more work to do. We had four workforce academies that we were required to attend, we completed that academy process and we got the certification for that as well.

We did submit another application from USDA SET program. This will be an ongoing process for us and the importance of that is that we look at things regionally and find ways to work together because we have a lot of common ground and common resources; we have tourism along Route 66, Billy the Kid Territory, renewable energy that we are working collaboratively on, we have health care issues and housing issues that we all face. It will be a good effort for us to put together a strategic plan and then figure out how to implement it. Mayor Litchfield stated that the process sounds exciting, we're working hard to get it all organized. Mr. Vanderpool stated that a date was picked for a civil forum that will be held in Santa Rosa from 3:00 p.m. to 7:00 p.m. on October 6th. It will be really important for us to generate some interest so that we have good representation at that meeting to kick off the strategic planning process. Commissioner Moya asked if they ever do the meetings here, Mayor Litchfield stated that Santa Rosa is more centrally located. Mr. Vanderpool stated that once they get into the working meetings the locations will be rotated around.

We did close on the ethanol plant for the manure to methane and grain storage project. Mr. Hockaday has been very busy trying to get the property cleaned up and getting it ready. We will start seeing activity there as time goes forward. Mr. Vanderpool commented that Mr. Hockaday and the Rotary Club helped set up lights on the "T" on Tucumcari Mountain and stated that it will be a new landmark for Tucumcari.

Mr. Vanderpool made a presentation at New Mexico Association of Counties annual meeting in Hobbs about the expansion at the cheese plant. The expansion is a \$4.8 million project. One of the reasons that it was important for us to discuss it at the meeting was to let people know how the deal was developed because it took local LEDA money, State LEDA money, tax credits and Finance New Mexico put in a million dollars in on the loan. It was good for us to get the visibility that we can do that type of project.

There are five new projects that we identified in the new quarter. Mr. Hockaday's Bug Bling Wristbands were requested by the US Field and Track team to take to the Olympics with them. The retail project with Shopko that we have been working on for some time has cancelled their option on the property they were looking at. They are working on some other options. A building that they were looking at is under contract and the people that have it under contract didn't want to let it go. Mayor Litchfield stated that Shopko still wants to come. Commissioner Moya asked what size of property they were looking at, Mr. Vanderpool stated 26,000 to 30,000 square feet. Originally they were going to build a new building but then decided to look to see if there were other facilities that would fit the requirements.

Construction has started on Caprock Solar and they currently have eighty employees building the first phase which is twenty-five mega watts.

We spent a little bit of time at the last EDC board meeting talking about the business incubator. We are looking at three major components, the most important being what services we will offer to small businesses in the community. We are going to put together a portfolio of services we can offer to them which will help with management, manufacturing, marketing and with money. The money side would be trying to secure financing and how to manage the money once financing is secured. The portfolio of services is critical. We are really looking at this as a small business partnership because there are things that small businesses can offer to each other in terms of lesson learned so we want to start that kind of a dialogue also. The second component would be what we've looked at in terms of the possible use of the broom factory for a business incubator but the problem is it is City property. The third component would be to look at some other privately owned property, we don't know what that would be yet but we are exploring that as an option. We have one project that would be classified as an incubator project so we are doing everything we can to move forward with the concept.

Mayor Pro Tem Lumpkin asked if Shopko was looking at building a building or if they were still looking at existing buildings. Mr. Vanderpool stated that they were looking at both. He stated that he would like to give the Commission some credit because they were committed to helping them with the first location they were looking at and they deserve kudos for stepping up and trying to make that deal happen.

Commission adjourned at 5:48 p.m.

Submitted by:

Angelica M. Gray
City Clerk