

City of Tucumcari
City Commission Meeting Minutes
August 13, 2015

The Tucumcari City Commission met in a regular meeting on Thursday, August 13, 2015 at 6:00 p.m. in the City Commission Chambers, Members present constituting a quorum were: Robert Lumpkin, Amy Gutierrez, Ruth Ann Litchfield, Rick Haymaker, and John Mihm.

City Staff members present were: Jared Langenegger, City Manager; Doug Powers, Assistant City Manager; Ralph Lopez, Project Manager; Jim Sewell, Airport Supervisor; Vicki Strand, Community Development Director, Jason Braziel, Chief of Police; Mark Martinez, Project Manager; Shane Warner, Fire Chief/EMS Director; April Ulibarri, Project Manager; and Angelica Gray, City Clerk.

Invocation presented by John Garret, Center United Methodist Church and Mayor Lumpkin led us in the Pledge of Allegiance.

Public Hearing

Consider and Act Upon Ordinance 1124, Second Reading, An Ordinance Amending Chapter 7.04 Nuisance in General; 7.06, Outdoor Automotive Storage; 7.08, Dangerous Buildings; and Adding Chapter 7.10 Vacant Buildings of the Tucumcari Municipal Code – Patrick Vanderpool was sworn in. He spoke in favor of the ordinance. He thinks it is important that we note there is a cost to blight to our community and this is an effort to address this and make our community more attractive. He shared studies he has read from Austin, Texas and Flint, MI. He stated these studies say that a nuisance ordinance is most effective when coupled with a neighborhood redevelopment strategy. He thinks this is the first step to making our community more attractive to residence and businesses. He stated that on behalf of Economic Development Corp. he is willing to pursue other avenues to development those strategies for redevelopment of these neighborhoods but we need to start here with the cleanup of the blight.

Mr. Langenegger pointed out this ordinance takes into effect nuisances, nuisance properties, vacant building, outdoor storage, and dangerous buildings and is necessary to insure we cleanup the properties within the city and move things forward. This will be a big change. In the past we have sent out notices however this ordinance implements some things we can do as far as fines, court costs that give us more “teeth” to enforce these nuisance properties and get them cleaned up. If this passes tonight, there will be a public education process that goes along with this. He has asked the commission and it is our plan that once this is passed we will notify everyone and work with them until January or February to give them a chance to bring these into compliance. After that point, we will still work with property owners however for those who do not comply, there will be penalties imposed. He understands this is a big change; however he feels it is necessary for the City to grow. The City will work with the citizens and business owners to implement this over time and ensure it has as little impact as possible to individuals.

Mayor Pro Tem Litchfield stated the first step is for the City to start cleaning their properties also so rest assure we are not only talking to the citizens we are also talking to the City.

Commissioner Haymaker stated that if this ordinance would have been in place in 2007 when Sands Dorsey burned the City and the taxpayers would not have the \$190,000 burden to remove it.

Commissioner Mihm made the motion to approve Ordinance 1124 and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Consider and Act Upon Resolution 2015-26, Approval of ICIP Resolution – Ms. Strand presented this item to the commission. She stated this resolution is for adoption and submission of our ICIP plan. She stated this plan helps the City move forward and is necessary to have these on the plan to receive grants. She stated the 1st priority is the Center Street Tank, 2nd is the Landfill Dump Truck and 3rd is the 2nd Street Rehab.

Commissioner Haymaker made the motion to approve Resolution 2015-26 and Commissioner Mihm seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

Consideration of Changes or Deletions to Agenda

Mr. Langenegger asked that Items 5A & 5B be deleted from the agenda as well as moving 9C to the front of the agenda.

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

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

New Business (9C)

Recognition of Olana Romero – Mayor Lumpkin read a letter from the Route 66 Road Race Group which came through Tucumcari and they sent an award and a letter which stated “Olana Romero was voted the best performer of the National Anthem of the entire race this year”. Mayor Lumpkin stated the race is world renowned and goes coast to coast and has a large participation and audience.

Approval of Minutes

Mayor Pro Tem Litchfield made the motion to approve the July 23, 2015 Special Work Session Notes and Commissioner Mihm seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Commissioner Mihm made the motion to approved the July 23, 2015, Commission Meeting Minutes and Commissioner Haymaker seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Commissioner Mihm made the motion to approve the July 30, 2015, Special Commission Meeting and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Items from Commissioners

Commissioner Gutierrez welcomed everyone tonight. She congratulated Olana Romero. She also welcomed everyone to the Fair. In addition, she reminded everyone school is about to start and she asks everyone to watch for speed zones.

Commissioner Haymaker welcomed the listening audience, Thomas with Quay County Sun, and Russell Braziel with KTNM. He also thanked Pat Vanderpool for his support. He also mentioned the Fine Art League's 50th anniversary celebration was a great success. There will also be a drum circle at 7:00 on Friday. He attended a meeting at the armory, and a lot of points were brought up however; he was most impressed with the gracious communication from the two generals. He congratulated Ms. Romero for her work. He thanked John Barret for the invocation.

Commissioner Mihm welcomed everyone tonight.

Mayor Pro Tem Litchfield welcomed everyone tonight. She thanked Thomas and Russell for being here. She thanked the guys who worked at Del Norte Center; it looks great. However, they are in need of new tables, which she has discussed with Mr. Langenegger. She welcomed the teachers and students back to school.

Mayor Lumpkin agreed with Mayor Haymaker regarding the generals who made the presentation regarding the armory. He also thanked the employees who worked at the Del Norte Center.

Mayor Pro Tem Litchfield stated Ms. Romero has a beautiful voice and congratulated her for the award.

Ordinances of Resolutions

Resolution 2015-25, Resolution Amending Community Development Fees – Ms. Strand stated she would like to increase the fees because the costs are going up. Mayor Lumpkin stated the price increase is not extreme.

Commissioner Gutierrez made the motion to accept Resolution 2015-25 and Commissioner Mihm seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
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Yes

Yes

Yes

Yes

Yes

City Manager's Report

He stated he would once again like to thank our water department staff for a job well done. On Saturday August 8th, water department staff was called out to a sewer line back up in the area behind Dan C. Trigg Hospital. Staff worked all day to clear the clogged line, but had equipment failures and eventually had to contact the City of Clovis for assistance. Clovis sent a crew and the line was cleared around 4:30 p.m. The reason for the clog was oil and fat build up within the lines. This is generally caused by larger users dumping cooking oils and grease into the sewer lines rather than proper disposal. This is a perfect example of why it was necessary to pass the industrial wastewater ordinance, to hold commercial and residential users responsible for the materials they discharge into the sewer system. Calvin Henson, our wastewater director is working to put together an information packet to deliver to all commercial users informing them of the new ordinance and its requirements.

The Sands Dorsey project has been delayed as we have not yet received final approval from the Environment Department. We were hoping to be able to start work on August 3rd. However, the environment department asked us to make some amendments to our demolition plan. The amendments were not substantial and should not cause an increase in the contract price. Our contractors have made those amendments as requested and have resubmitted to the environment department for a final approval. We are hoping for an approval tomorrow that will allow contractors to begin work on Monday. Once again he would like to remind people that second street will be blocked from the alley to Main Street and there will be no access to the demolition site by the public. If work begins Monday the site should be cleared and leveled with on-site work being completed on September 25th.

We held interviews today for the two positions that were approved by the commission at our July 23rd meeting. We interviewed five individuals for the code enforcement position and three individuals for the animal control/wastewater position. He was pleased to see that we received qualified applicants for both positions as we have struggled in the past with filling these positions. He wants to thank the commission for approving these positions and thank the applicants for their interest and taking the time to interview today. We should be making a final selection for both positions by next week.

He would like to notify the public that he has been working with our police chief to implement more of a focus on traffic patrols throughout the City, with emphasis on First Street and the Boulevard. There have been several concerns brought to the commission and myself regarding vehicles speeding particularly down first and boulevard. The police department will begin saturation patrols with an emphasis on speeding, reckless driving, and seatbelt use. He has also requested the assistance of the sheriff's department in this matter. The speed limit on these streets is 35 miles per hour these areas have high amount of pedestrian use and speeding places everyone at a higher risk of accidents. Please make sure that you are abiding by all traffic laws for your safety and the safety of others.

Finally he wants to inform the commission that he will be requesting permission to utilize our cash balance to purchase a new ambulance at the next commission meeting. We currently have three ambulances with only one that is functional. The one that is functional has 130,000 miles and is

utilized heavily for transports out of the city. The other two are currently in the shop with one that is a 2006 needing AC work, a transmission rebuilt, and injector work. The current estimate on work for this ambulance is over \$9,000. The ambulance that is in the shop is a 2010 and it is getting o rings replaced as well as injector work that is currently at \$4,000 and could go as high as \$9,000 depending on if the injector pump is bad. The ambulance service completes an average of 15 out of town transfers per month and since January, we have been down to one ambulance on several occasions and have borrowed ambulances from Santa Rosa, Logan and are currently borrowing one from San Jon. We have found a demo ambulance that is available for purchase through the Houston Galveston Area Cooperative for \$110,000. This ambulance is ready for delivery and has less than 20,000 miles on it. The same ambulance new would be in excess of \$140,000. We did apply for an ambulance grant from the state last year but were unsuccessful. We have an application that we will be submitting to the state this year for a new ambulance, but that will not be awarded until next spring and with the equipment failures we are experiencing, he doesn't believe we can wait that long.

Mayor Lumpkin asked if we get the ambulances repaired and we also purchase we would probably have enough activity to keep them busy or less stress. Mr. Langenegger stated the 2006 has high miles on it and more than likely would be retired. He stated we have put \$10,000 into that ambulance. Mayor Lumpkin asked if we retire the 2006 model will we recover any revenue from the retirement. Mr. Langenegger stated we would have an auction and we could recover some of the revenue.

Mr. Langenegger stated the grant Chief Warner is working on will be for a purchase of a new ambulance however we were not successful last year and hopefully it comes through this year.

Commissioner Haymaker thanked San Jon and Logan for the use of their ambulances.

Bids & Contracts

Requesting Approval of FAA Contract Amendment – Mr. Langenegger presented this item to the commission. He stated at the last meeting we had a contract with the FAA for a lease for the office space in our airport building. The space is used for equipment. When we sent the signed agreement they noticed they left out a holdover clause, which means at the expiration date of the current contract if we do not renew it in time, they can operate on a month to month basis until a contract can be renewed. He visited with city attorney and he does not have any problems with it. Commissioner Mihm had a minor change to the Amendment and asked that we change the address to Quay Road not Clay Road.

Commissioner Mihm made the motion to approve the FAA amendment agreement with the correction of the address and Commissioner Gutierrez seconded the motion. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

Requesting Approval of NMDOT Landscape Agreement – Mr. Langenegger presented this item to the commission. He stated we have been working since December on developing and installing monument signs for the City of Tucumcari. These signs are welcome signs at the I-40 exits, Highway 209 entrance and the Highway 54 entrance. The other portion of this is for a metal sign at

the 329 exit to let people know the business district is 3 miles ahead. We have been working with NMDOT to get approval and this agreement is what they require for installation of those signs, which includes a landscape agreement, and an indemnification hold harmless agreement. Once we sign this, we will get with NMDOT and their staff and start the installation. He hopes once we have the agreement signed this project will move quickly; two months or so but he cannot speculate. He thinks we can amend the wording if necessary.

Mayor Pro Tem Litchfield made the motion to approve the NMDOT Landscape Agreement and Commissioner Haymaker seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Requesting Approval of Land Lease Agreement with Vaisala, Inc. – Ms. Gray presented this item to the commission. She stated this agreement will allow Vaisala to operate lightning detection equipment that constitutes of one CG Enhanced Lightning Sensor LS 7002 with a 2 meter mast installed on a concrete pad. Vaisala agrees to pay to the City of Tucumcari an electricity fee of \$600.00 per year.

Commissioner Mihm made the motion to approve the Land Lease Agreement with Vaisala, Inc. and Commissioner Gutierrez seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Requesting Approval of 2014 MAP Construction Contract –Ralph Lopez presented this item to the commission. He stated that in 2014 the City was awarded a Map Agreement with NMDOT to construct Phase 2 of the Whitmore Project. In a previous meeting the commission approved the recommendation of award to Pacheco’s Construction and Trucking and at this time he would like to ask for the tentative approval of their construction agreement. He explained that it is tentatively because the linear footage in article 2 needs to be corrected. He stated with the commission’s tentative approval we can issue the notice to proceed. He stated there will also be a change order added; in 2014 we were awarded a coop project and due to a delay from NMDOT we did not have the time to complete the construction in the project and we asked for an extension of time and he would like to add this funding into the MAP project.

Commissioner Haymaker confirmed that the linear footage will not affect the cost. Mr. Lopez stated it will not change the cost, which is \$210,355.88 and it came in \$7,000 below the grant amount.

Commissioner Gutierrez made the motion to approve the 2014 MAP Construction Contract as corrected with the linear footage and Commissioner Mihm seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Requesting Approval of Agreement for Engineering Services with Forsgren Associates, Inc., for the Metro Well Field Transmission Line Project – Mr. Martinez presented this item to the

commission. He stated this agreement is for \$128,172 excluding taxes. The agreement is between Forsgren Assoc., Inc and the City of Tukumcari. This project is for approximately 5 miles of pipeline from 5 mile park into town. He stated the amount of the grant is for \$2.24 mil.

Mayor Pro Tem Litchfield made the motion to approve the request for the agreement for engineering services with Forsgren Associates, Inc. for the metro well field transmission line project and Commissioner Gutierrez seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

New Business

Recommendation from Lodger’s Tax Advisory Board to Approve funding to Rockabilly on the Route 2016 for \$25,000.00 - Mayor Lumpkin stated it was recommended by Lodgers’ Tax Board. Mr. Langenegger asked that we approve this pending Rockabilly on the Route verifying the post event budget. He thinks there are vendors listed inappropriately.

Commissioner Mihm made the motion to approve the funding for 2016 to Rockabilly on the Route for \$25,000 as amended and Mayor Pro Tem Litchfield seconded the motion.

Commissioner Haymaker stated that since the event has not occurred it would be appropriate for his vote since it is unknown whether Tapestry of Sound will in fact participate in its production. Ms. Gray stated that because the intent has been stated, he should abstain from voting. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Abstain	Yes	Yes	Yes	Yes

Requesting Approval of Convention Center Request for Proposal – Mr. Langenegger presented this item to the commission. He stated this RFP would cover the bar and catering services for the convention center. He has done some research and this proposal will ask for a private vendor to take over all catering services and the bar service for the convention center. In exchange, they will dedicate a portion of their profit to pay back to the city for this right. He is unaware of the percentage at this time because it is negotiated within the contract and is part of the RFP process. He stated currently the revenue from concessions and liquor is budgeted at \$31,000 and the expense for liquor and part time bartender salaries is budgeted at \$37,000, therefore we are not profitable by hiring staff and operating the bar. In addition, currently we have our convention center director overseeing the bar staff, ordering liquor, invoices, and contracts, which leaves her very little time to actively market the convention center. The convention center was built with the idea that we would bring revenue to the city. Currently we are not utilizing it to its full potential because we do not have the staffing or the ability to do that. If we receive successful bidders we can contract this out and our director can focus on bringing new events and new businesses to Tukumcari and utilizing the convention center for its intended purposes.

Mayor Lumpkin stated he sees it is a good chance to help vendors and help the City of Tukumcari and the decision will not be made until we look and choose the bids and we could still continue with what we are doing if the bids are not satisfactory.

Mayor Pro Tem Litchfield asked if we will be doing business locally or outside. Mr. Langenegger stated the bid is opened to anyone. We cannot restrict who bids on it. The way the RFP is written it asks the successful bidder to allow local restaurants to cater as well.

Commissioner Haymaker asked if a user of the convention center would be able to choose another their vendor. Mr. Langenegger stated they would have to go through the contractor. They would be the person of contact and have the right to oversee and set prices but they have an obligation to work with restaurants in the community if needed. This contract is for one year.

Commissioner Gutierrez asked if for personal use the person would still have to go through the catering service. Mr. Langenegger stated that anyone who would want to have food services would have to go through the successful bidder. He understands it is different than how it has been done in the past however; we are currently operating the convention center more like a community service. In operating it and catering to weddings, quinceaneras, family reunions, etc., it does not fulfill the purpose of the convention center. The convention center is funded through Lodgers' Tax. The purpose of Lodgers' Tax is to bring people into the community and stay at our hotels and generate more Lodgers' Tax. If we continue the convention center the way we are, we are not bringing those shows that put people into the hotels and generate revenue for the city.

Mayor Pro Tem Litchfield asked if would include the Liberty Room. Mr. Langenegger stated it would be the entire convention center.

Mayor Lumpkin stated he can see how we are not serving the public the same as we are if we go this route. He knows it is important to make decisions and act on them. If anybody would like to, we can discuss it further.

Both Mayor Pro Tem Litchfield and Commissioner Gutierrez would like to discuss this matter further. Mr. Langenegger stated that in addressing the concerns, the only way we will have someone bid on it is if they have the exclusive right for catering.

Commissioner Gutierrez asked if this is normal for other convention centers. Mr. Langenegger stated that for most it is. He stated the only community center we have is the Del Norte and we have the ability to utilize the Del Norte as a community center. The operation of the convention center in the past has not been what standard convention center operations would be. It's unfortunate that it takes something away from some people but in order for us to be able to free up our staff to bring in conventions and market the convention center we need to have someone operating the bar and catering. He stated the other option would be to hire more staff. But he is hesitant to hire additional staff when we could contract it out and see a small profit.

Mayor Lumpkin stated he can see the reasoning however he can see that the City is providing a service for small operations such as the quineaneras, weddings, and family reunions. He would like to discuss it further himself.

Mayor Pro Tem Litchfield made the motion to postpone action on this item until further discussion and Commissioner Gutierrez seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Requesting approval of Termination of Kodiak Lease – Mr. Langenegger presented this item to the commission. He stated we received a notice from Blair Hillman from Kodiak Produce that they would like to terminate the current lease. Mr. Langenegger stated according to the lease we have the option to make them pay the remainder of the lease. We currently have a business who is interested in purchasing the building and while we could require Kodiak Produce to pay the remainder of the lease, it could postpone moving on any action for the building because they would still have the building in their possession. He recommended to the commission to terminate the lease and move forward with the process of disposal of the building. Ms. Gray is starting the process to put together an appraisal for the building. Based off the appraisal, we could issue a notice and sell the building. We could also lease the building again however in either case he does not think it is in the City’s benefit to require them to continue the lease and keep that building vacant.

Commissioner Mihm made the motion to terminate the Kodiak Lease and Commissioner Gutierrez seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Requesting Approval of ACT Work Ready Program – Mr. Langenegger stated the ACT work ready program is a program that the ACT has put together to help communities develop a workforce. EDC has applied for a USDA grant for implementing a workforce development program and this program matches very closely what we are trying to do. One aspect is we identify our current workforce and we do an assessment, and see what the current workforce is within our community and the skill level, it has a job profiling portion that ACT has put together and they will assist us in getting with employers and doing job profiling and find what the jobs are currently and possible jobs and what the employers require to fill those jobs. Once we have that information we can learn from there what the gap is. We can learn what the existing workforce skills is and what the employers are expecting and what we need to do to bring them to those standards so they can be employed. The third part is we would put together a workforce training program to develop the existing workforce and ensure they are ready to meet the jobs that are out there. The ACT program has a nationally recognized certificate they offer for individuals who go through the program. This program is for one year. After we learn about it we will implement it within the community. He stated Pat Vanderpool has been working on this and found the ACT program, which he appreciates. The County has signed a resolution in order for people to participate in this program, it needs to approved by the County. Mesalands also supports this program. The important thing about this program is when we try to recruit new employers to come to the City one of the biggest perceive weaknesses we have is a lack of a qualified workforce. Implementing this program would give us the opportunity to take people who are underemployed or unemployed and give them the skills they need and prove that we have the qualified workforce. We visited with San Juan County and they stated when they went through the program some of the employees were skeptical but they found that while they go through the training program they have a significant reduction in turnover and a lot of national employers recognize this certificate and have it as a prerequisite for people they hire. Our goal with this program is to develop our existing workforce, prove that we have the bodies that are needed to fill the jobs and attract new businesses and grow the work opportunities in Tucumcari.

Commissioner Haymaker stated this program is much needed.

Mr. Vanderpool added that for the individual it is a national career readiness certificate. ACT has looked at our demographics for Quay County and they estimate that we would probably want to run 350 people through the program over a course of two years. It is not outside our reach to be able to do that. On the community level we would be a certified ready community which gives us a real opportunity to talk about that when we visit with businesses considering Tucumcari. It would address a serious concern that we've had in the past and be able to demonstrate that we have the workforce needed. The recognition we would receive would be an investment.

Commissioner Haymaker made the motion to approve the ACT Work Ready Program and Commissioner Mihm seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Requesting Approval of NMMS Capital Outlay Application – Mr. Langenegger stated the NM Mainstreet Program received from the legislative \$500,000 in capital outlay and have put out an RFP requesting applications from Mainstreet communities for capital improvement projects to utilize this money. The application allows for projects between \$40,000 and \$150,000 range. There is a mandatory capital outlay workshop. In visiting with our Mainstreet Director and a few of the commissioners, we have a real opportunity to fund a project, which is the development of Sands Dorsey after it has been demolished into a downtown park area. We did apply for a Keep America Beautiful Grant and we were unsuccessful in getting it; however the amount we were looking at with that grant matches very closely with this NM Mainstreet grant. This Mainstreet RFP requires that the project be listed in the Mainstreet master plan and Sands Dorsey is #2 on priority list in our masterplan. Everything is in place to make this a successful application. He has obtained a bid from Forsgren Associates, Inc. for the design of the park and their bid is \$20,000 depending on what the actual project is. We can use this amount that we pay for engineering service as match for this project because this project does require a match for their capital money. With the commission's permission he would like to submit the application and try to obtain the funding for \$150,000 for the development of a park in the Sands Dorsey area. The match they are requiring would be \$30,000 match and the engineering fees could be a part of that and a portion of 40% could be in-kind.

Commissioner Gutierrez made the motion to accept the request for approval of the NMMS Capital Outlay Application and Commissioner Mihm seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

Requesting Approval of NMMS Great Blocks Application – Mr. Langenegger stated this is a grant opportunity the Mainstreet program has available for Mainstreet communities. He was approached by Rich Williams the Mainstreet director for the State when he was in Raton about this program. It was put in place initially in Raton which is a program to improve our downtown area through funding assistance for planning and design. The main thing they look for is façade improvement, streetscape, parks, etc. He has worked with Gail Houser on this and they would like to apply for this grant program for the design of two blocks in downtown between First Street and Third Street. It is a \$50,000 design grant and they will hold public meetings and work with the property owners.

Mayor Lumpkin stated this is a 100% grant.

Commissioner Mihm made the motion to NMMS Great Blocks Application and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

Requesting Approval of Aviation Grant Agreement – Mr. Lopez presented this item to the commission. He stated as a result of an inspection at the airport there were deficiencies discovered in the fuel system piping. He previously brought an agreement to apply for funds from the New Mexico DOT Aviation Department to correct this. At that time we estimated it was a \$200,000 problem, but we have since refined our estimates for this project and this time the aviation grant agreement is for \$160,000 with the state share being \$144,000 and the City share \$16,000.

Commissioner Haymaker made the motion to approve the Aviation Grant Agreement and Commissioner Mihm seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Discussion and action on waiving Fee for Sun Valley Rides, LLC – Mayor Lumpkin stated it was brought to his attention that we were charging the carnival \$200 per day for a business license. The money would come out of the fair board budget. He is asking if the fee can be waived for a total of \$800. He stated this was discussed during the work session.

Mayor Pro Tem Litchfield stated it is very important that we show the carnival our support and waive this fee. It would show good faith in us.

Commissioner Haymaker stated that in waiving this fee the commission has brought a savings of \$10,000 or more to the County and we will continue doing that tonight.

Mayor Pro Tem Litchfield made the motion to waive the fee for Sun Valley Rides, LLC and Commissioner Gutierrez seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Designate representative for Dispatch Board – Mr. Langenegger presented this item to the commission. He stated the dispatch board needs the City to designate a city representative to the Dispatch Board. Through the JPA it outlines the City commission will appoint one person to serve on the board. The form is asking for a representative and an alternative. In the past the city manager has served on the dispatch board which he would be glad to continue to do. He recommended the assistant city manager, Mr. Powers be the alternative.

Commissioner Mihm made the motion to designate Jared Langenegger and Doug Powers as representatives to the Dispatch Board and Commissioner Gutierrez seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

Public Comments

Dan Garcia – He inquired on why the Fired Up! isn't named a fiesta, he thinks it would be a positive thing. His main concern is that last year they brought in confederate reenactors. He stated that he being part "black" on his great grandfather's side, when he sees a confederate flag or the word confederacy he thinks of slave owners.

As far as entertainment for the Fired Up! he suggested a mariachi. He did not see any local talent last year.

He does not think we need confederacy in Tucumcari. Mayor Lumpkin stated the reenactment last year was no different than a military reenactment of the North and South that they have throughout the US.

Commissioner Haymaker stated that two years ago the event had mariachis.

Gary Southern – He commented on the urban blight; the city commissioners it does not matter if it is Tucumcari or Detroit, they have a difficult time dealing with declining population. He stated he investigated moving to Detroit in 2009 where he could buy a house for \$1. He stated now the property tax is \$1800.00 per year which was \$600 four years ago. As far as he's concerned raising the property tax it will not solve the problem. In regards to Kodiak Produce lease why not lower their lease payment so they can stay in Tucumcari; in regards to Mainstreet he sees no improvement. Mr. Langenegger stated in regards to Kodiak Produce we did work with Kodiak to change their lease payments. However that was not the issue; they left because they thought they could conduct business easier out of Phoenix. In regards to Mainstreet we have a contract which pays them \$35,000 for their services, which we are applying for \$50,000 grant for the MRA plan, we have assistance in designating our Mainstreet as a MRA, we have the ability to apply for the \$140,000 grant, \$150,000 great blocks grant, which is over \$200,000. Mayor Lumpkin asked if he has questions they would be more than glad to answer them.

Lynn Rogers – She stated she has been in Tucumcari for 10 years and she has seen a big improvement. However, when the government gives us \$50,000 for example, they always want something in return. She asked what are the strings attached to these grants we are seeking. Mr. Langenegger stated that the \$150,000 grant is capital improvement money that is set out by the state government by the NM Economic Development Department Mainstreet program. This program is set up to assist communities with developing our Mainstreet areas and in order to receive this funding we have to be a member of Mainstreet, which we are. Mr. Langenegger stated we work with the state agencies and it is up to the city, they give us recommendation however we don't always have to follow those.

Items from Commissioners

Commissioner Mihm thanked everyone for coming tonight. In regards to the nuisance ordinance that was adopted tonight we need to keep up with our properties.

Mayor Pro Tem Litchfield stated the only strings attached to the grants are that if it is for something specific we can only use the monies for that specific project.

Commissioner Gutierrez informed every one of the meeting for ISC on Monday. In addition, she thanked everyone for staying with us tonight.

Commissioner Haymaker thanked everyone for coming tonight.

Mayor Lumpkin thanked everyone for their comments. They will try to answer if possible.

Adjournment

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

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

Meeting adjourned at 8:05 p.m.

Robert C. Lumpkin, Mayor

ATTEST:

Angelica M. Gray, City Clerk